



1012 Riddell Place SE
Calgary, Alberta

MLS # A2306511



\$580,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac		

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: -

OPEN HOUSE Saturday 2-4pm **Charming Bungalow with Fully Finished Basement in Prime Location!** Welcome to this well-maintained bungalow, perfectly situated on a quiet cul-de-sac—ideal for families seeking comfort and convenience. This home offers 3 spacious bedrooms on the main floor, including a primary bedroom with a private 2-piece ensuite, along with a full bathroom for added functionality. The bright and inviting main level features a functional layout and a stylish kitchen equipped with stainless steel appliances (2022), perfect for everyday living and entertaining. The fully finished basement expands your living space with an additional bedroom, a large rec room, and a convenient 2-piece bathroom—ideal for guests, a home office, or growing families. Enjoy peace of mind with major updates already completed, including roof shingles (3 years old), furnace (3 years old), updated windows, and siding. Step outside to a fully fenced backyard, perfect for kids, pets, and summer gatherings, along with a double detached garage offering ample parking and storage. Located close to schools, shopping, and transit, this home delivers the perfect blend of comfort, value, and location. Don't miss this fantastic opportunity!