



1632 Robson Crescent SE  
Calgary, Alberta

MLS # A2316092



**\$560,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, (		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Separate Entrance, Storage		

**Inclusions:** Basement Suite Refrigerator, Basement Suite Stove, Basement Suite Dishwasher

Beautifully maintained bungalow with a legal suite, oversized heated detached garage, and RV parking on a quiet street in Radisson Heights. This home has been thoughtfully updated and cared for over the years, offering flexibility for homeowners, multigenerational families, investors, and buyers looking for additional income potential. The main floor features three bedrooms, a bright and welcoming living area filled with natural light, an updated kitchen with stainless steel appliances and ample cabinet space, and a full bathroom. Downstairs, the legal basement suite has its own separate entrance, updated kitchen, spacious living area, bedroom, full bathroom, and additional flex space. The suite is registered with the City of Calgary, providing added peace of mind for future owners. Outside, you'll find a large deck, private backyard, RV gate, rear parking, and an oversized heated detached garage. The roof on both the house and garage was replaced in 2021, adding to the overall value and peace of mind. Properties like this don't come up very often in this price range. Located close to schools, parks, shopping, transit, and convenient access to downtown Calgary, this is a turn-key property that checks a lot of boxes. Come take a look.