



GRASSROOTS
REALTY GROUP

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1307 Radisson Drive SE
Calgary, Alberta

MLS # A2316120



\$529,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Central, Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Cement Fiber Board, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Separate Entrance, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Whether you're a first-time buyer, investor, or someone looking for a well cared for home in an unbeatable location, this Radisson Heights bungalow is an opportunity worth considering. Situated in the heart of Calgary's established southeast, you'll enjoy walking distance to playgrounds, parks, elementary, junior high and high schools, Franklin CTrain Station, and the vibrant amenities of International Avenue. With Downtown Calgary just 10 minutes away, convenience and connectivity are at your doorstep. Inside, the main level offers a functional and inviting layout featuring three bedrooms, including a spacious primary retreat complete with its own 2-piece ensuite. The bright living and dining areas flow seamlessly into the L-shaped kitchen, creating a practical space for everyday living and entertaining. A separate side entrance at the rear of the home provides excellent flexibility and leads to the fully developed basement. Downstairs you'll find a large recreation area, wet bar, one bedroom (window not egress compliant), a den, 3-piece bathroom, and laundry area — offering plenty of space for extended family, guests, hobbies, or future development possibilities. Outside, enjoy a sunny west-facing backyard designed for gathering and relaxation, complete with a fire pit, oversized double detached garage, and two additional parking stalls beside the garage — an uncommon bonus for the area. While the home remains largely in original condition, it has been exceptionally maintained over the years and offers a solid foundation for future updates and personalization. Major improvements include the furnace (2015), hot water tank (2015), and roof (2016). A property that combines location, functionality, pride of ownership, and long term potential — this is a smart investment in one of Calgary's most connected communities.

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