



GRASSROOTS
REALTY GROUP

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847 Raynard Crescent SE
Calgary, Alberta

MLS # A2318400



\$479,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance		

Inclusions: 2 Sheds, Deep Freezer

Welcome home to this beautifully refreshed bungalow, where classic charm seamlessly meets modern updates in an unbeatable location. From the moment you step inside, you'll notice the incredible transformation, anchored by freshly refinished original hardwood floors that gleam under an abundance of natural light. The entire main floor has been treated to a premium, designer-selected paint palette and updated contemporary lighting fixtures, creating an airy and sophisticated atmosphere throughout. The heart of the home features brand-new IKEA kitchen cabinets, counter, and backsplash, meticulously designed to maximize storage while delivering a crisp, clean aesthetic. Complete with bright white cabinetry, a stylish subway tile backsplash, and functional butcher-block style countertops, this kitchen flows effortlessly into a spacious dining area. Slide open the large glass doors to find a massive, elevated rear deck, perfect for summer barbecues, outdoor dining, and entertaining. Down the hall, the main floor layout offers a comfortable and practical footprint with three well-appointed bedrooms and a main bathroom, making it ideal for growing families or professionals alike. One of the most valuable features of this property is the separate side entrance, which provides direct access down to the unfinished lower level. Serving as a completely blank canvas, this basement offers a clean footprint and a rare opportunity to finish as you desire. Situated on a mature, beautifully treed lot with fantastic curb appeal, this bungalow strikes the perfect balance between neighbourhood charm and urban accessibility. You are perfectly positioned just steps from local schools, scenic community parks, and excellent transit options, while enjoying an effortless commute directly into the downtown core. Completely turnkey on the main level with equity-building potential

downstairs, this immaculate bungalow is ready for its next chapter.