



GRASSROOTS
REALTY GROUP

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1012 Riddell Place SE
Calgary, Alberta

MLS # A2322666



\$535,000

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:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: none

Welcome to this well-maintained and thoughtfully updated bungalow, perfectly located on a quiet cul-de-sac and just minutes from schools, shopping, parks, restaurants, transit, and other everyday amenities. Pride of ownership is evident throughout this move-in-ready home, featuring numerous upgrades that provide both comfort and peace of mind. The bright and functional main floor offers 3 spacious bedrooms, including a primary bedroom with a private 2-piece ensuite, along with a full bathroom. The updated kitchen is equipped with stainless steel appliances (2022) and offers plenty of space for family meals and entertaining. The fully finished basement adds valuable living space with an additional bedroom, a large recreation room, and a convenient 2-piece bathroom—perfect for guests, teenagers, a home office, or extended family. Major improvements have already been completed, including roof shingles (approximately 3 years old), furnace (approximately 3 years old), updated windows, and updated siding, making this home an excellent option for buyers seeking long-term value and reduced maintenance. Step outside to enjoy the fully fenced backyard, ideal for children, pets, and summer gatherings. The double detached garage provides ample parking and additional storage space. Combining extensive updates, functional living space, and an unbeatable location close to all amenities, this is a fantastic opportunity for families, first-time buyers, or (R-CG Zoning) investors alike. Don't miss your chance to make this exceptional property your next home!