



GRASSROOTS
REALTY GROUP

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3319 Radcliffe Drive SE
Calgary, Alberta

MLS # A2327895



\$604,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| NEWLY RENOVATED | 5 BEDS | 2.5 BATHS | SEPARATE ENTRANCE, KITCHEN & LAUNDRY | DOUBLE DETACHED GARAGE |
Welcome to this newly renovated bungalow located in the community of Albert Park/Radisson Heights. Bright natural light greets you as you enter, flowing into the living area and updated kitchen. The home features vinyl plank flooring and pot lights throughout. The kitchen offers plenty of cabinetry, stainless steel appliances, quartz countertops, a matching island, and opens to the dining area and large sunroom, making it perfect for entertaining. The main level includes 3 bedrooms, including the primary bedroom with its own private 2-piece ensuite. A 4-piece bathroom completes the main level. The fully finished basement features a separate entrance, separate kitchen, separate laundry, and its own living area, offering excellent flexibility. You'll also find 2 good-sized bedrooms and a 4-piece bathroom. Outside, there is a detached garage for easy parking. Conveniently located close to shopping, public transit, schools, parks, and more. Call your favourite agent for a showing today!