



247 Radcliffe Place Calgary Alberta

\$450,000

****OPEN HOUSE SUN JULY 13TH 12PM-3PM**** Located on a quiet cul-de-sac and situated on a large pie-shaped lot, this 4-level split offers 1650+ sqft of finished living space and great potential for the right buyer in an AMAZING location! ****The main level features a spacious living room with tons of natural light and a generous eat-in kitchen with a gas stove, fridge, dishwasher, island with sink, and plenty of storage. A combination of hardwood, laminate, and LVP flooring runs throughout the home, offering both comfort and lasting durability. **Upstairs, you'll find a primary bedroom with ensuite, two additional bedrooms, and a 4pc bathroom. The lower level includes a large open space, another full 3pc bathroom, and a laundry area. The basement is unfinished, ideal for storage, a workshop, or future development. **While the home could use a little TLC, the current owner has already completed valuable updates, including a new roof on both the home (2017) and garage (2023), and beautiful renovations to all 3 full baths. The front yard has been thoughtfully landscaped, and the backyard is a blank slate, levelled and waiting for your vision. **Additional features include an oversized double heated garage, a high-efficiency boiler system with instant hot water, central vac and a water softener. **Perfect for investors or first-time buyers with a vision, this home offers a great chance to build equity while adding your own improvements over time. Don't miss this golden opportunity! Call your favourite Realtor today!** (id:6769)**

Primary Bedroom 12.00 Ft x 12.83 Ft

Bedroom 9.33 Ft x 11.00 Ft

Bedroom 9.00 Ft x 9.75 Ft

3pc Bathroom 6.25 Ft x 12.00 Ft

4pc Bathroom 5.00 Ft x 8.58 Ft

Recreational, Games room 12.33 Ft x 27.42 Ft

Laundry room 5.42 Ft x 11.75 Ft

3pc Bathroom 5.42 Ft x 9.83 Ft

Other 4.17 Ft x 4.67 Ft

Living room 11.75 Ft x 19.25 Ft

Kitchen 9.08 Ft x 9.75 Ft

Dining room 6.08 Ft x 9.75 Ft

Listing Presented By:



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