



# 544 Radley Way Calgary Alberta

\$649,900

Welcome to one of the most demanding communities Albert Park/Radisson Heights. Almost 2600 square feet of living space including LEGAL BASEMENT SUITE. Rare find -A lovely 2-story home in this community. The main level features a bright East exposure Living Room and a separate Dining with a ceiling fan for guest and friend visit. A cozy Family Room with a wood molding feature- wall has a Fireplace. opens to the Kitchen for family gathering, also has a patio door to the rear deck. The bright and functional kitchen with white cabinetry, an Admiral built-in Dishwasher, Stove( 1 year old), Refrigerator (1 year old) and a view to the backyard. A 2 piece powder room completes the main level. The rear deck is a great area to enjoy the morning coffee, and afternoon BBQ and enjoy the garden of matured trees in the Spring/Summer season. The second level, with a skylight, introduces 3 generously sized bedrooms and a 4 piece bathroom completes the upper Level. A separate entry from the main level leads to a fully finished Legal basement with a Kitchen, Living, 4th Bedroom, 4 piece Bath, and potential 5th Bed( just needs a window) turning into a great investment property. Nearby amenities MARLBOROUGH MALL, MARLBOROUGH LRT, FRANKLIN LRT JUST 10 MINUTES WALKING DISTANCE- include T&T Super Market, Safeway, Walmart, Home depot, shops, and restaurants. The Schools include Father Lacombe High School, Keeler Elementary, and Bishop Kidd Junior High, MOST DESIRABLE SIR WILFRID LAURIER SCHOOL (TLC) and RADISSON PARK ELEMENTRY SCHOOL JUST A MINUTE, OMAR BI KHATTAB ISLAMIC SCHOOL AND AL- MADINA CHARTER SCHOOL. New Roof (2015) new Furnace (2010) and the double lane parking pad is 100 ft long and 19 ft wide, can put RV, and 4 more cars! Incredible opportunity- MUST SEE! Call your favorite realtor now. MORTGAGE HELPER -BASEMENT TENANT IS PAYING 1375 DOLLARS PLUS 40% UTILITIES. RCG ZONING- CA...

4pc Bathroom 7.08 Ft x 5.17 Ft  
 Bedroom 11.33 Ft x 12.58 Ft  
 Den 12.50 Ft x 7.67 Ft  
 Kitchen 13.83 Ft x 11.17 Ft  
 Laundry room 6.42 Ft x 8.67 Ft

Kitchen 14.08 Ft x 10.58 Ft  
 Living room 14.08 Ft x 12.75 Ft  
 Family room 14.50 Ft x 15.58 Ft  
 4pc Bathroom 5.83 Ft x 9.25 Ft  
 Bedroom 14.50 Ft x 9.08 Ft

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Furnace 10.33 Ft x 7.42 Ft

2pc Bathroom 5.83 Ft x 4.58 Ft

Dining room 14.50 Ft x 8.33 Ft

Bedroom 9.75 Ft x 15.83 Ft

Primary Bedroom 13.08 Ft x 12.17 Ft

Bedroom 9.75 Ft x 11.67 Ft