

1307 Radisson Drive Calgary Alberta

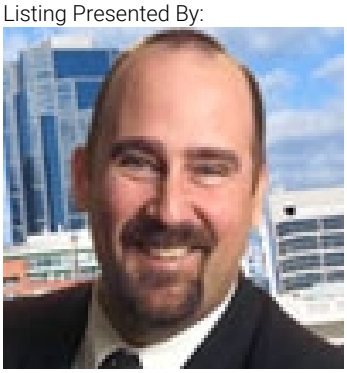
$465,000

Whether you're a first-time buyer, investor, or someone looking for a well cared for home in an unbeatable location, this Radisson Heights bungalow is an opportunity worth considering. Situated in the heart of Calgary's established southeast, you'll enjoy walking distance to playgrounds, parks, elementary, junior high and high schools, Franklin CTrain Station, and the vibrant amenities of International Avenue. With Downtown Calgary just 10 minutes away, convenience and connectivity are at your doorstep.Inside, the main level offers a functional and inviting layout featuring three bedrooms, including a spacious primary retreat complete with its own 2-piece ensuite. The bright living and dining areas flow seamlessly into the L-shaped kitchen, creating a practical space for everyday living and entertaining.A separate side entrance at the rear of the home provides excellent flexibility and leads to the fully developed basement. Downstairs you'll find a large recreation area, wet bar, one bedroom (window not egress compliant), a den, 3-piece bathroom, and laundry area -- offering plenty of space for extended family, guests, hobbies, or future development possibilities.Outside, enjoy a sunny west-facing backyard designed for gathering and relaxation, complete with a fire pit, oversized double detached garage, and two additional parking stalls beside the garage -- an uncommon bonus for the area.While the home remains largely in original condition, it has been exceptionally maintained over the years and offers a solid foundation for future updates and personalization. Major improvements include the furnace (2015), and roof (2016).A property that combines location, functionality, pride of ownership, and long term potential -- this is a smart investment in one of Calgary's most connected communities. (id:6769)

3pc Bathroom 4.58 Ft x 6.17 Ft
Den 11.75 Ft x 8.75 Ft
Bedroom 9.42 Ft x 10.33 Ft
Laundry room 12.58 Ft x 14.83 Ft
Office 8.58 Ft x 9.00 Ft
Recreational, Games room 21.33 Ft x 28.83 Ft
Furnace 4.08 Ft x 5.92 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft
Bedroom 9.92 Ft x 7.83 Ft
Bedroom 9.92 Ft x 9.00 Ft
Dining room 9.92 Ft x 9.00 Ft
Other 13.50 Ft x 12.33 Ft
Living room 11.83 Ft x 19.33 Ft
Primary Bedroom 13.50 Ft x 11.83 Ft

Listing Presented By:



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2pc Bathroom 4.42 Ft x 5.00 Ft