

14 Radcliffe Crescent Calgary Alberta

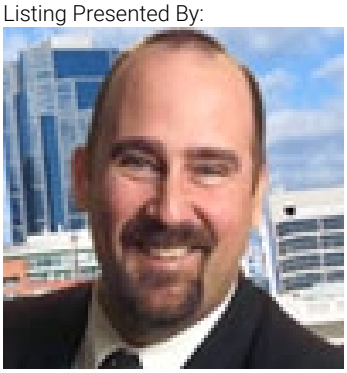
$485,000

LEGAL BASEMENT SUITE | EXCELLENT REVENUE POTENTIAL | SEPARATE LAUNDRY | PARK-FACING LOT | CENTRAL A/C | An excellent opportunity for investors, homeowners looking to offset their mortgage, or those seeking a multi-generational living arrangement! Welcome to 14 Radcliffe Crescent SE, a bright and versatile 4-level split with a legal basement suite in the established community of Albert Park/Radisson Heights. Situated on a mature, tree-lined lot directly across from a park, this property offers attractive curb appeal, an extra-long driveway and a large, private backyard. Inside, oversized windows flood the spacious main living area with natural light, complemented by hardwood flooring, a ceiling fan at the main entrance and central A/C for year-round comfort. The bright kitchen features generous cabinet and counter space, while newer appliances throughout the home (most under one year old) offer added value and peace of mind. Upstairs features two comfortable bedrooms, a full 4-piece bathroom and dedicated laundry. The lower levels provide additional living space with a third bedroom, 3-piece bathroom and spacious family room with direct walkout access to the backyard. The legal basement suite offers a separate entrance, its own kitchen, living area and laundry, providing an excellent opportunity to generate rental income while maintaining privacy between occupants. The backyard has been thoughtfully divided into separately fenced outdoor spaces for each tenant, an attractive feature for both investors and renters. Offering approximately 1,375 sq. ft. above grade, plus substantial developed lower-level living space and storage, this property delivers exceptional flexibility. Conveniently located near parks, playgrounds, schools, shopping and transit, with quick access to downtown, Inglewood, the Calgary Zoo, Max Bell Centre and major roadways. A versatile income-prod...

Primary Bedroom 11.92 Ft x 11.00 Ft
4pc Bathroom 6.67 Ft x 7.67 Ft
Bedroom 10.08 Ft x 11.08 Ft
Recreational, Games room 17.83 Ft x 18.17 Ft
Kitchen 7.00 Ft x 8.92 Ft
Furnace 5.17 Ft x 9.50 Ft

Family room 11.83 Ft x 13.25 Ft
3pc Bathroom 6.08 Ft x 7.25 Ft
Bedroom 9.50 Ft x 12.75 Ft
Storage 3.83 Ft x 4.67 Ft
Living room 12.00 Ft x 19.67 Ft
Foyer 7.17 Ft x 8.17 Ft

Listing Presented By:



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MaxWell Capital Realty

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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Kitchen 10.08 Ft x 13.67 Ft