

1623 Rouleau Crescent Calgary Alberta

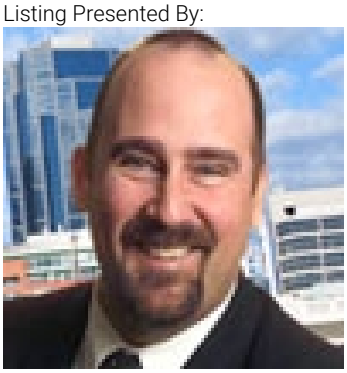
$515,000

Click brochure link for more details** Perfect for families, this charming 4-bedroom, 2-bathroom bungalow is located in the desirable Radisson Heights neighbourhood in Southeast Calgary. Built in 1965, this solid 1,043 sqft home offers great bones and sits on a 50 x 104 ft landscaped lot with mature fruit trees, beautiful perennial flower beds and plenty of outdoor space. The sunny west-facing backyard features a covered deck, large cement pad and a spacious shed with electricity, while the oversized double heated garage provides plenty of room for parking, storage and projects. Inside, the main floor features 3 bedrooms, a 4pc bathroom and original hardwood floors. The developed basement features a 4th bedroom, 3pc bathroom and living area with entertainment unit. The exterior has been freshly painted and all interior walls have been thoroughly washed. The location is exceptionally convenient, with a secondary school just 2 blocks away, transit including bus service and a CTrain station approximately 1.5 blocks away, and a grocery store, pharmacy, liquor store and bank just 1 block away. Downtown Calgary is approximately 15 minutes away, making this a fantastic opportunity in a well-connected neighbourhood. (id:6769)

Storage 5.58 Ft x 3.83 Ft
Other 8.83 Ft x 12.50 Ft
Family room 23.83 Ft x 11.42 Ft
Bedroom 11.50 Ft x 11.67 Ft
3pc Bathroom 12.17 Ft x 4.00 Ft
Pantry 6.83 Ft x 4.92 Ft
Kitchen 8.83 Ft x 12.00 Ft
4pc Bathroom 4.92 Ft x 8.33 Ft

Other 4.33 Ft x 3.17 Ft
Bedroom 9.00 Ft x 9.33 Ft
Primary Bedroom 10.08 Ft x 12.00 Ft
Bedroom 9.00 Ft x 9.33 Ft
Other 3.58 Ft x 9.25 Ft
Living room 14.42 Ft x 12.83 Ft
Dining room 8.58 Ft x 12.50 Ft

Listing Presented By:



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