



## 6 Radcliffe Crescent Calgary Alberta

\$540,000

Welcome to this original owner, nicely maintained bungalow with potential to DEVELOP a separate basement suite ("A secondary suite would be subject to approval and permitting by the city/municipality."). All windows were replaced in 2015/2016, Roof with added insulation 2015, Furnace 2015, H2O-2023, Dishwasher 2017, Refrigerator 2016. The focal point of this residence are the spacious rooms, huge living/dining room and kitchen all full of natural light. Discover 3 main floor bedrooms served by a four-piece bathroom & 2pc Ensuite. With a secure upper-level entrance, there is a side entrance where you will find additional living space comprising of a large rec room, second room (no window), a 2-piece bath with a rough in for shower and storage area. Completing the basement is a laundry/utility room with ample storage space. Perhaps develop basement and add a suite?? Outside, the property boasts an oversized parking pad, and an expansive fenced backyard and patio. Nestled in a prime central location, this home offers easy access to various amenities such as all levels of schooling within walking distance, a nearby tennis court, a major shopping center with grocery stores, Marlborough shopping mall, a C-train station, and more. Additionally, it is just a short 10-minute drive to downtown. Arrange a viewing of this property to appreciate its harmonious blend of comfort, space, and convenience ready to be reinvented by next owner. (id:6769)

2pc Bathroom 5.17 Ft x 7.25 Ft

Recreational, Games room 25.67 Ft x 23.92 Ft

Storage 9.67 Ft x 9.08 Ft

Storage 10.25 Ft x 13.58 Ft

Storage 9.00 Ft x 11.92 Ft

Furnace 18.33 Ft x 9.17 Ft

2pc Bathroom 4.92 Ft x 4.00 Ft

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 10.58 Ft x 10.67 Ft

Bedroom 13.92 Ft x 8.75 Ft

Primary Bedroom 10.58 Ft x 15.33 Ft

Dining room 8.08 Ft x 9.08 Ft

Kitchen 6.92 Ft x 12.25 Ft

Living room 19.92 Ft x 19.00 Ft

Foyer 10.67 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://keepitsimplesold.ca/>

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