



847 Raynard Crescent Calgary Alberta

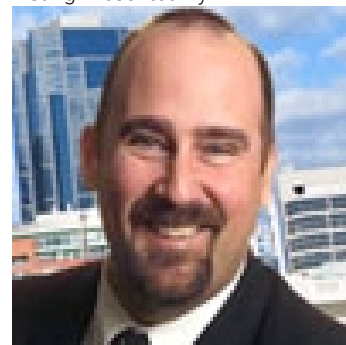
\$450,000

Repositioned to Sell! Huge price reduction means immediate equity and opportunity for savvy buyers + investors. Beautifully refreshed main floor, amazing SIDE ENTRANCE, and south-facing yard on a quiet street, this bungalow has it all. Thanks to recent updates to Calgary's Land Use Bylaw, basement secondary suites in R-C1 districts are now classified as a permitted use. When fully compliant with city rules and land use bylaws, adding a suite (subject to approval and permitting by the city/municipality) enjoys a streamlined approval path to explore extra living space or rental potential. Inside, the light-filled main level features freshly refinished original hardwood floors, designer paint, updated lighting, and three comfortable bedrooms. The heart of the home boasts a brand-new IKEA kitchen with crisp white cabinetry, subway tile, and butcher-block style counters that flow into a spacious dining area before opening to a massive, elevated rear deck. The separate side entrance leads directly to the clean, unfinished lower level, a completely blank canvas ready for your vision. You are perfectly positioned just steps from local schools, scenic community parks, and excellent transit options, while enjoying an effortless commute directly into the downtown core. Completely turnkey on the main level with equity-building potential downstairs, this immaculate bungalow is ready for its next chapter. (id:6769)

Family room 25.33 Ft x 12.67 Ft
Other 12.67 Ft x 8.92 Ft
Laundry room 31.50 Ft x 11.25 Ft
Living room 14.00 Ft x 13.17 Ft
Kitchen 12.83 Ft x 11.17 Ft
Dining room 7.50 Ft x 7.50 Ft

Primary Bedroom 11.25 Ft x 10.00 Ft
Bedroom 10.50 Ft x 9.00 Ft
Bedroom 11.67 Ft x 8.00 Ft
Foyer 3.67 Ft x 3.42 Ft
4pc Bathroom 11.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<http://www.kelseyjones.ca/>

RE/MAX Realty Professionals

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