

# \$585,000 - 32 Radcliffe Bay Se, Calgary

MLS® #A2242030

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.17 Acres

Albert Park/Radisson Heights, Calgary, Alberta

**OPPORTUNITY KNOCKS!!** This lovely well-maintained home on a HUGE pie lot sits on a quiet cul-de-sac and backs to a school and is in close proximity to all levels of school.

There have been numerous upgrades in recent years. The windows are all vinyl sliders. The roof shingles, soffits and eavestroughs were done in 2022. All appliances are newer including the washer and dryer. The stove is electric but there is also a gas hookup if that is your preference. The electrical panels in the home and garage were replaced in 2016. The hot water tank was replaced in 2017 and the furnace has been regularly serviced and cleaned.

Hardwood extends throughout the entire main level. The Living Room features a large bow window and is open to the Dining Room offering a wonderful entertaining space. The kitchen has a large window over the sink overlooking the yard, plenty of counter space, stainless steel appliances and a roomy eating area. The upper level houses a spacious Primary Bedroom with 3 pc Ensuite, 2 other bedrooms and a 4pc bath. The 3rd level boasts a large bright Family Room with brick faced wood burning fireplace, a 4th bedroom, 3 pc bath and a door to the backyard. The 4th level boasts a wet bar, a large recreation/games room and a hot tub room which could easily be converted to a fifth bedroom, The hot tub was working perfectly when the owner bought but chose to not use it.

The owner has a quote for removing it if



desired. The backyard is a large pie lot and extends well beyond the oversized 24x24 double garage and used to house a large vegetable garden and greenhouse but also could accommodate a trailer. The curb appeal is exceptional and immediate possession is available. Welcome home!!!

Built in 1979

### **Essential Information**

MLS® #	A2242030
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	32 Radcliffe Bay Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6B3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Insulated, Oversized, RV Access/Parking, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Laminate Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Brick Facing, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 25th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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