

# \$450,000 - 247 Radcliffe Place Se, Calgary

MLS® #A2237022

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,127 sqft

Residential on 0.12 Acres

Albert Park/Radisson Heights, Calgary, Alberta

**\*\*OPEN HOUSE SUN JULY 13TH**

**12PM-3PM\*\*** Located on a quiet cul-de-sac and situated on a large pie-shaped lot, this 4-level split offers 1650+ sqft of finished living space and great potential for the right buyer in an AMAZING location! \*\*The main level features a spacious living room with tons of natural light and a generous eat-in kitchen with a gas stove, fridge, dishwasher, island with sink, and plenty of storage. A combination of hardwood, laminate, and LVP flooring runs throughout the home, offering both comfort and lasting durability. \*\*Upstairs, you'll find a primary bedroom with ensuite, two additional bedrooms, and a 4pc bathroom. The lower level includes a large open space, another full 3pc bathroom, and a laundry area. The basement is unfinished, ideal for storage, a workshop, or future development. \*\*While the home could use a little TLC, the current owner has already completed valuable updates, including a new roof on both the home (2017) and garage (2023), and beautiful renovations to all 3 full baths. The front yard has been thoughtfully landscaped, and the backyard is a blank slate, levelled and waiting for your vision. \*\*Additional features include an oversized double heated garage, a high-efficiency boiler system with instant hot water, central vac and a water softener. \*\*Perfect for investors or first-time buyers with a vision, this home offers a great chance to build equity while adding your own improvements over time. Donâ€™t miss this



golden opportunity! Call your favourite Realtor today!\*\*

Built in 1979

### Essential Information

MLS® #	A2237022
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,127
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	247 Radcliffe Place Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6M9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Heated Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Garden, Private Yard  
Lot Description        Back Yard, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot, Private,  
See Remarks, Street Lighting, Cleared  
Roof                      Asphalt  
Construction          Brick, Metal Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             July 11th, 2025  
Days on Market        1  
Zoning                   R-CG

**Listing Details**

Listing Office           eXp Realty

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