

**528 Radley Way SE
Calgary, Alberta****MLS # A2245528****\$415,000**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,085 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Covered, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), See Remarks		

Inclusions: Shed Outside

Welcome to this charming semi-detached bungalow, ideal for first-time home buyers or savvy investors looking to break into the market! Just a 10 MINUTE DRIVE FROM DOWNTOWN, and situated in a convenient location close to schools, bus stops, and the LRT, this home offers easy access to everything you need for everyday living. The exterior features a private driveway and COVERED CARPORT, providing parking for two vehicles, or RV parking, plus ample street parking. Behind the carport, you'll find a spacious, paved, and COVERED PATIO, perfect for BBQs, outdoor dining, or relaxed get-togethers with friends and family. A SEPARATE SIDE ENTRANCE from the kitchen opens directly into this outdoor space, making entertaining a breeze. The backyard offers plenty of room to play, complete with a storage shed. Inside, the home greets you with a spacious open-concept layout. The big windows provide tons of brightness to the space, which also features a cozy wood-burning fireplace—perfect for those chilly Calgary evenings. The adjacent dining area easily accommodates family dinners and connects directly to a vintage-style kitchen with ample cabinet space and charm. Down the hall are three well-sized bedrooms and a full 4-piece bathroom with plenty of counter space. The primary bedroom includes his-and-hers closets and a large window overlooking the backyard, while the two additional bedrooms make great kids' rooms, home offices, or hobby spaces. Downstairs, you'll find a retro-inspired basement filled with more charm. A dedicated WORKSHOP AREA complete with a workbench and storage is ideal for hobbyists or handy people. There is also an additional room which can be flexibly used as a bedroom, a gym, or extra storage. The large family room with a WET BAR is a standout space for movie nights, game nights, or

weekend entertaining. Recent updates to the home include NEW HARDWOOD FLOORS, NEW WINDOWS (kitchen, living room and office), NEW EXTERIOR DOORS, NEW PAINT THROUGHOUT, UPDATED DOWNSTAIRS BATHROOM, UPDATED ROOF ON HOUSE AND CARPORT, and some new lighting and vanity fixtures. This home is extremely well kept and ready for the next owner to start the next chapter. Don't miss your chance to call it yours!