

**1616 Robson Crescent SE
Calgary, Alberta**

MLS # A2258546



\$460,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1965 (60 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, RV Access		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: None

Welcome to a charming 3-bedroom bungalow on a full-size 50ft lot with an OVERSIZED single garage, offering excellent value and versatile living space. Step inside to comfortable living with lots of natural light throughout the home. The updated kitchen features newer countertops, functional appliances and a modern built-in pantry complete with drawers and easy to use roll out organizer. There is an updated 4pc bath on the main level as well. Windows have been updated to TRIPLE PANE VINYL for improved efficiency and comfort. Access to the backyard is through a back door, and there is also a sliding patio door that opens to a beautiful wood deck where you can enjoy your coffee, admiring the flowers and garden. This setup provides seamless indoor-outdoor living and additional light. The unfinished basement has potential with a separate entrance for future suite (on city approval) or rental options.

Outside, the expansive yard invites outdoor entertaining, gardening, and countless possibilities. It's an amazing setup with newer fence, fancy gate, a lattice privacy fence with raised beds and a fruitful garden. There is an oversized single garage as well as a decent space for parking your RV. Situated in the desirable Albert Park/Radisson neighborhood, the home is within easy walking distance to shopping, schools, parks, and dining, with public transit convenient for commuting. Neighborhood highlights include easy access to downtown, a mix of local shops, cafés, and grocery options, nearby parks and green spaces, and walkable streets with a strong sense of community. This home works for a savvy first time buyer wanting to stay close to the inner city and sees the potential value of a 50ft inner city lot or an investor that has the

means to build out the basement. Don't miss your chance to see this hidden gem. Contact us today to schedule a showing and envision your plans for this versatile home, or come by during the open house. Ready to tour? Reach out to book a time that fits your schedule.