



724D Raynard Crescent SE Calgary, Alberta

MLS # A2262384



\$260,000

Division: Albert Park/Radisson Heights Residential/Five Plus Type: Style: Bi-Level Size: 504 sq.ft. Age: 1970 (55 yrs old) **Beds:** Baths: Garage: Parking Pad Lot Size: Lot Feat: Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lo

Heating: Water: Forced Air Floors: Sewer: Laminate **Condo Fee:** Roof: \$ 402 Tar/Gravel **Basement:** LLD: Finished, Full **Exterior:** Zoning: M-CG d79 Stucco, Wood Frame Foundation: **Poured Concrete Utilities:** Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)

Inclusions: TV wall mount, Shed

Welcome to this bright and inviting end-unit, bi-level townhome offering over 900 sq. ft. of comfortable living space. This charming home is move-in ready and perfect for first-time buyers, downsizers, or investors alike. Step inside to discover a spacious living room filled with natural light, an updated kitchen with modern finishes, and a convenient main-floor laundry area. With two bedrooms and one full bathroom, this home offers both functionality and comfort. Enjoy your quiet, private yard — ideal for summer days, BBQs, and a little outdoor relaxation. Plus, you'II have your own assigned parking stall for added convenience. Located in the desirable community of Albert Park/Radisson Heights, you're just steps away from schools, shopping, parks, and the C-Train, making commuting and errands a breeze.