

**724D Raynard Crescent SE
Calgary, Alberta**
MLS # A2262384

\$250,000
Division: Albert Park/Radisson Heights

Type: Residential/Five Plus

Style: Bi-Level

Size: 504 sq.ft. **Age:** 1970 (56 yrs old)

Beds: 2 **Baths:** 1

Garage: Parking Pad

Lot Size: -

Lot Feat: Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 402

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-CG d79

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

New PRICE! 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'll 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.