

# \$599,900 - 32 Radcliffe Bay Se, Calgary

MLS® #A2228037

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.17 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Opportunity to own a lovely well-maintained home on a HUGE, HUGE, HUGE pie lot backing onto the school. There have been numerous upgrades in recent years. The windows are vinyl sliders. The soffits and eavestroughs and roof shingles were done in 2022. All the appliances are newer including washer and dryer. The electrical panels in the house and garage were replaced in 2016. The hot water tank was replaced in 2017 and the furnace has been regularly maintained and cleaned. Hardwood flooring flows throughout the main floor and the Living Room features a large bow window and is open to the Dining Room offering a wonderful entertainment space. The kitchen has plenty of counter space, a window over the sink, stainless steel appliances and eating area. The Upper Level boasts a large Primary Bedroom with a 3 piece Ensuite, 2 other spacious bedrooms and a 4 piece bathroom. The Third Level boasts a gorgeous bright Family Room with a brick fireplace, a 4th bedroom, 3 piece bathroom and door to the backyard. The 4th Level houses a Recreation Room with wet bar and a hot tub (as is), a huge storage crawl space and laundry/utility room. The backyard once had an amazing garden and greenhouse but as life got busier it ceased to exist. It could accommodate a trailer or little dog park! The oversized garage and lengthy driveway are amazing! The retaining wall is maintained by the City.



Built in 1979

## Essential Information

MLS® #	A2228037
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.17
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	32 Radcliffe Bay Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6B3

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bookcases, Central Vacuum, Laminate Counters, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Starter, Wood Burning

Has Basement	Yes
Basement	Crawl Space, Finished, Partial

## Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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