



ID# 10701

MLS®# C4265972

\$369,900

Radisson Heights 3131 Rae Crescent NE Calgary

Single Family
Bungalow
Year Built: 1965



5
Bedrooms



2
Bathrooms



1,018
Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-629-8229

Property Highlights

EXCELLENT fully developed bungalow on a QUIET street close to shops & amenities plus only a 7 min walk to Franklin LRT station! Separate entrance to the 2 bedroom 1 bath illegal basement suite. BRIGHT and updated home with HARDWOOD flooring in the great room, TILE in the kitchen/dining, and laminate in the bedrooms! Beautiful UPDATED kitchen has plenty of cabinetry with CROWN moulding, STAINLESS appliances, and a tile backsplash plus a good sized dining area. Spacious master plus two good sized kids' rooms and a 4-pce main bath with an updated vanity and jetted SOAKER tub. Finished basement has 2 bedrooms, an expansive rec room, NEWER kitchen, a 4-pce bath w/ RAIN showerhead, and laundry. High-efficiency furnace! OVERSIZED 16'x24' HEATED single detached garage plus plenty of street parking. Great sized WEST-facing back yard with a stampe...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10701](https://rhinorealty.com/?ID=10701)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-629-8229.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



rhinorealty
STOMPING DOWN FEES®

1.844.888.3434 | rhinorealty.com

PROPERTY DETAILS

\$369,900

ID# 10701
MLS®# C4265972

3131 Rae Crescent NE
Calgary, AB T2A 1T2

GENERAL DETAILS

Community: Radisson Heights
Property Type: Single Family
Style: Bungalow, detached
Year Built: 1965
of Finished Levels: 2
Sq Ft Above Grade: 1018
Front Windows Face: East
Back Yard Faces: West

INTERIOR

Bedrooms: 5 total; 3 above grade; 2 below grade
Bathrooms: ; two 4-piece

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	13.5x13.3	4.1x4.05
Dining Room	Main Floor	11.2x8.4	3.4x2.55
Kitchen	Main Floor	13.8x8.2	4.2x2.5
Rec Room	Basement	24.6x11.8	7.5x3.6
Master Bedroom	Main Floor	13.5x11.2	4.1x3.4
Bedroom	Main Floor	11.5x7.9	3.5x2.4
Bedroom	Main Floor	13.5x8.9	4.1x2.7
Bedroom	Basement	11.8x11.8	3.6x3.6
Bedroom	Basement	11.8x9.4	3.6x2.85
Second Kitchen	Basement	8.4x8.2	2.55x2.5

Basement: full, illegal suite, fully finished

Flooring: hardwood, laminate, tile

Heating: 1 Forced Air Furnace

Heat Fuel: Natural Gas

of Hot Water Tanks: 1

Included Items: refrigerator, second refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher, garage opener & controls, storage shed, all window coverings

Interior Features: stainless steel appliances, high efficiency furnace, no smoking, 2 kitchens, separate 2+ bedroom suite, separate entrance for suite

EXTERIOR

Exterior Finish: stucco

Foundation: Concrete

Roof: Asphalt

Parking Type: single detached, heated, oversized parking

Total # of Parking Spots: 1

Location Attributes: fenced, fully landscaped, public transportation nearby, schools nearby, playground nearby

Yard and Exterior Features: patio, landscaped, fully fenced, stamped concrete/exposed aggregate patio

Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	51.5	15.71
Lot Width at Rear:	50.0	15.25
Lot Depth (Average):	101.4	30.91
Lot Area:	5188.2	482

Lot Shape: Irregular

Property Taxes: \$2235.75, Annual



rhinorealty
STOMPING DOWN FEES®
1.844.888.3434 | rhinorealty.com