

# \$539,900 - 752 Raynard Crescent Se, Calgary

MLS® #A2245002

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.19 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Don't miss this original 1110 square foot bilevel home that has been owner occupied for the last 48+years. Situated on a huge pie shaped lot on a quiet Crescent with lots of long time neighbors. Main floor features a large living room and dining room with beautiful hardwood floors and kitchen with all appliances and newer lino plus a door to the back yard. Three big bedrooms and a spacious upgraded 4 pc bath. Fully finished lower level with large windows in the front. Large freestanding Acorn Voyageur wood burning fireplace in the family room c/w full city permits. Many upgrades over the years include windows, lino, roof, gutters, hot water tank and paved driveway. So much done and so well maintained! Right next to the walkway that takes you to schools and LRT right downtown. Easy to view...Call your Realtor today.

Built in 1968

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245002  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,111     |
| Acres          | 0.19      |
| Year Built     | 1968      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 752 Raynard Crescent Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1X7                      |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum                                                                                 |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 1                                                                                                                 |
| Fireplaces        | Family Room, Wood Burning                                                                                         |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                      |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pie Shaped Lot, Sloped Up |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Cedar, Stucco, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 2nd, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | R-CG |

## **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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