

# \$590,000 - 944 Raynard Crescent Se, Calgary

MLS® #A2239369

**\$590,000**

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Beautifully Renovated Home Backing Onto Greenspace | Future CARRIAGE HOUSE Potential!

Welcome to this beautifully updated home, perfectly located on a quiet street with direct access to schools and lush green space. This spacious property sits on a large pie-shaped lot and offers both style and functionality with incredible potential for future development. Upstairs features 3 generously sized bedrooms, all-new paint and flooring, and brand-new upper windows that bring in tons of natural light. The heart of the home is the bright kitchen, complete with sleek quartz countertops, perfect for family meals and entertaining.

The fully finished basement has a separate entrance and features a illegal suite with 1 bedroom plus a den, its own private laundry, wood fireplace, dry bar and thoughtful finishes throughout—ideal for guests, extended family, or rental income. Rear yard features concrete patio with wood burning BBQ for outdoor enthusiasts.

You™ll love the oversized double detached garage, recently upgraded with new drywall, offering ample storage and workspace. Bonus: Property has City development approval for a future LANEWAY CARRIAGE House, giving savvy buyers an exciting opportunity for even more value! With easy access to shopping, schools, parks, and public transit, this home checks all the boxes for families, investors, and first-time buyers alike. Don™t miss your



chance to own this move-in ready gem with income potential and room to grow! Check out VIRTUAL TOUR.

Built in 1965

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239369    |
| Price          | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,031       |
| Acres          | 0.14        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 944 Raynard Crescent Se      |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1X9                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance                                                               |
| Appliances        | Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Range |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |

|                 |                                       |
|-----------------|---------------------------------------|
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Basement, Brick Facing, Wood Burning  |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Wood Frame                                                         |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 16              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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