# \$415,000 - 528 Radley Way Se, Calgary

MLS® #A2245528

## \$415,000

4 Bedroom, 2.00 Bathroom, 1,085 sqft Residential on 0.08 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this charming semi-detached bungalow, ideal for first-time home buyers or savvy investors looking to break into the market! Just a 10 MINUTE DRIVE FROM DOWNTOWN, and situated in a convenient location close to schools, bus stops, and the LRT, this home offers easy access to everything you need for everyday living.

The exterior features a private driveway and COVERED CARPORT, providing parking for two vehicles, or RV parking, plus ample street parking. Behind the carport, you'll find a spacious, paved, and COVERED PATIO, perfect for BBQs, outdoor dining, or relaxed get-togethers with friends and family. A SEPARATE SIDE ENTRANCE from the kitchen opens directly into this outdoor space, making entertaining a breeze. The backyard offers plenty of room to play, complete with a storage shed.

Inside, the home greets you with a spacious open-concept layout. The big windows provide tons of brightness to the space, which also features a cozy wood-burning fireplaceâ€"perfect for those chilly Calgary evenings. The adjacent dining area easily accommodates family dinners and connects directly to a vintage-style kitchen with ample cabinet space and charm.

Down the hall are three well-sized bedrooms and a full 4-piece bathroom with plenty of







counter space. The primary bedroom includes his-and-hers closets and a large window overlooking the backyard, while the two additional bedrooms make great kids' rooms, home offices, or hobby spaces.

Downstairs, you'll find a retro-inspired basement filled with more charm. A dedicated WORKSHOP AREA complete with a workbench and storage is ideal for hobbyists or handypeople. There is also an additional room which can be flexibly used as a bedroom, a gym, or extra storage. The large family room with a WET BAR is a standout space for movie nights, game nights, or weekend entertaining.

Recent updates to the home include NEW HARDWOOD FLOORS, NEW WINDOWS (kitchen, living room and office), NEW EXTERIOR DOORS, NEW PAINT THROUGHOUT, UPDATED DOWNSTAIRS BATHROOM, UPDATED ROOF ON HOUSE AND CARPORT, and some new lighting and vanity fixtures. This home is extremely well kept and ready for the next owner to start the next chapter. Don't miss your chance to call it yours!

Built in 1978

#### **Essential Information**

MLS® # A2245528
Price \$415,000
Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,085
Acres 0.08
Year Built 1978

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 528 Radley Way Se

Subdivision Albert Park/Radisson Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 5X8

### **Amenities**

Parking Spaces 3

Parking Carport, Covered, Driveway

## Interior

Interior Features Bar, Ceiling Fan(s), See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 4th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.