

\$399,900 - 232 Radley Place Se, Calgary

MLS® #A2260438

\$399,900

4 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.08 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Opportunity is knocking at 232 Radley Place, and this one is hard to ignore. This bi-level half duplex in Radisson Heights has all the makings of a smart investment and a comfortable home. It's clean with thoughtful upgrades, freshly painted from top to bottom, and set up perfectly for someone who wants value today and growth tomorrow. The main floor offers two bright bedrooms, a full bathroom, and a welcoming living space with new paint throughout. The kitchen is tidy and functional with updated appliances, and the layout makes daily life simple and comfortable. Downstairs, the large windows bring in plenty of natural light, creating a bright lower level with two more bedrooms, another full bathroom, separate entrance and a functional kitchen layout. Right now, the basement has an illegal suite, however it wouldn't take much to legalize it. Add laundry upstairs, keep laundry downstairs, fire rated doors, hardwired CO2 & Smoke Alarms, a few improvements that the City of Calgary requests, and you're well on your way to owning a legal and income producing property. (Basement windows also already meet egress!). For an investor, this is a golden opportunity to create strong cash flow and build equity by forcing appreciation. For a homeowner, it's a chance to live upstairs while tenants help pay the mortgage. The updates give peace of mind too. The furnace has been replaced, the roof is in good condition, and central air conditioning has



already been added. Unlike many comparable homes in this price range, this one has been cared for and is move-in ready. Outside, the property shines. The lot is an impressive 3,600 square feet with a rare oversized backyard, perfect for family gatherings, pets, or simply enjoying the space. A private driveway provides convenient off-street parking, solving the concern of not having a garage. Add in the quiet cul-de-sac setting and youâ€™ve got both comfort and privacy. The location completes the package. Schools, parks, and playgrounds are just a short walk away, while Memorial Drive makes it easy to get downtown or anywhere in the city. Shopping and transit are also close by, giving you convenience on top of the community vibe. 232 Radley Place is more than just a property. Itâ€™s an opportunity. Itâ€™s a home you can move into, rent out, or transform into a long-term income generator. The kind of home that makes sense now and even more sense later.

Built in 1978

Essential Information

MLS® #	A2260438
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	232 Radley Place Se
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Community	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5X6

Amenities

Parking Spaces	4
Parking	Off Street, Stall

Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Rectangular Lot, Low Maintenance Landscape, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	19
Zoning	RC-G

Listing Details

Listing Office	Real Broker
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