

# \$460,000 - 1616 Robson Crescent Se, Calgary

MLS® #A2258546

**\$460,000**

3 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.11 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to a charming 3-bedroom bungalow on a full-size 50ft lot with an OVERSIZED single garage, offering excellent value and versatile living space. Step inside to comfortable living with lots of natural light throughout the home. The updated kitchen features newer countertops, functional appliances and a modern built-in panty complete with drawers and easy to use roll out organizer. There is an updated 4pc bath on the main level as well. Windows have been updated to TRIPLE PANE VINYL for improved efficiency and comfort. Access to the backyard is through a back door, and there is also a sliding patio door that opens to a beautiful wood deck where you can enjoy your coffee, admiring the flowers and garden. This setup provides seamless indoor-outdoor living and additional light. The unfinished basement has potential with a separate entrance for future suite (on city approval) or rental options.

Outside, the expansive yard invites outdoor entertaining, gardening, and countless possibilities. It's an amazing setup with newer fence, fancy gate, a lattice privacy fence with raised beds and a fruitful garden. There is an oversized single garage as well as a decent space for parking your RV. Situated in the desirable Albert Park/Radisson neighborhood, the home is within easy walking distance to shopping, schools, parks, and dining, with public transit convenient for



commuting. Neighborhood highlights include easy access to downtown, a mix of local shops, caf  s, and grocery options, nearby parks and green spaces, and walkable streets with a strong sense of community. This home works for a savvy first time buyer wanting to stay close to the inner city and sees the potential value of a 50ft inner city lot or an investor that has the means to build out the basement. Don  t miss your chance to see this hidden gem. Contact us today to schedule a showing and envision your plans for this versatile home, or come by during the open house. Ready to tour? Reach out to book a time that fits your schedule.

Built in 1965

**Essential Information**

MLS�� #	A2258546
Price	\$460,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.11
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1616 Robson Crescent Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1Y7

**Amenities**

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Yard, Fire Pit, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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