

**3204 Riel Place SE  
Calgary, Alberta**

**MLS # A2288235**



## \$459,900

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Separate Entrance, Soaking Tub, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Second fridge and stove in the basement suite

Positioned in the centre of a quiet cul-de-sac in ALBERT PARK/RADISSON HEIGHTS, this bi-level offers space, flexibility and long-term potential on a large pie-shaped lot with a west-facing backyard. A functional main level layout begins with a front living room overlooking the street, where a GAS FIREPLACE adds warmth and comfort through Calgary's colder months. Durable LVP FLOORING runs throughout the main floor, providing easy maintenance for busy households. Spacious and practical, the kitchen features FULL-HEIGHT CABINETRY for added storage and a NEW SUBWAY TILE BACKSPLASH that brings a refreshed feel to the space. An adjoining dining area opens through patio sliders to the backyard, creating natural indoor and outdoor flow for summer barbecues and everyday living. Three well-proportioned bedrooms share an UPDATED 4PC BATH complete with newer vanity, bathtub, tile surround, light fixture and toilet. Downstairs, a separate entrance leads to an illegal suite setup with a full kitchen and 1 bedroom, offering flexibility for extended family or future development; additional work will be required to prepare the space for rental use. Mechanical updates include a HE FURNACE for improved efficiency, MOST WINDOWS replaced Summer 2025, updated front door and shingles completed approximately 2015. Outside, the fully fenced west backyard expands across the pie lot and includes a deck for relaxing evenings, generous yard space and room to personalize landscaping over time. Parking is well accommodated with a single detached garage plus RV PARKING. Located with convenient access to 17 Avenue SE, Deerfoot Trail and nearby transit, this property presents an opportunity for buyers looking to add value in an established inner-city community.