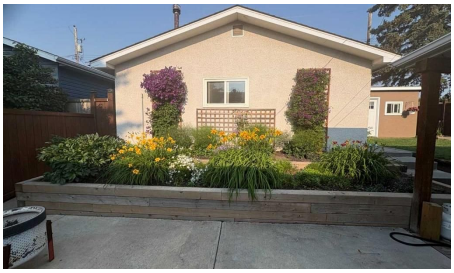
1623 Rouleau Crescent SE

Calgary | Active | MLS® A2351221

$515,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1965**	**1,039.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Honestdoor Inc.

A closer look

Click brochure link for more details** Perfect for families, this charming 4-bedroom, 2-bathroom bungalow is located in the desirable Radisson Heights neighbourhood in Southeast Calgary. Built in 1965, this solid 1,043 sqft home offers great bones and sits on a 50 x 104 ft landscaped lot with mature fruit trees, beautiful perennial flower beds and plenty of outdoor space. The sunny west-facing backyard features a covered deck, large cement pad and a spacious shed with electricity, while the oversized double heated garage provides plenty of room for parking, storage and projects. Inside, the main floor features 3 bedrooms, a 4pc bathroom and original hardwood floors. The developed basement features a 4th bedroom, 3pc bathroom and living area with entertainment unit. The exterior has been freshly painted and all interior walls have been thoroughly washed. The location is exceptionally convenient, with a secondary school just 2 blocks away, transit including bus service and a CTrain station approximately 1.5 blocks away, and a grocery store, pharmacy, liquor store and bank just 1 block away. Downtown Calgary is approximately 15 minutes away, making this a fantastic opportunity in a well-connected neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351221
Bedrooms	4
Bathrooms	2
Year Built	1965
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,039.4 sq. ft.
Acreage:	No

Lot Area:	5,252 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1965 (Age: 61)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	2870JK
Heating:	Electric, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached, Heated Garage, Off Street, On Street, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Washer
Inclusions:	Contact Seller Directly
Restrictions:	See Remarks
Main Floor	Kitchen · 12' × 8'10" ·
Main Floor	Walk-In Closet · 4'4" × 3'2" ·
Main Floor	Bedroom · 9'4" × 9' ·
Main Floor	Bedroom - Primary · 12' × 10'1" ·
Main Floor	Bedroom · 9'4" × 9' ·
Main Floor	Entrance · 9'3" × 3'7" ·
Main Floor	Living Room · 14'5" × 12'10" ·
Main Floor	Dining Room · 12'6" × 8'7" ·
Basement	Storage · 5'7" × 3'10" ·
Basement	Flex Space · 12'6" × 8'10" ·
Basement	Family Room · 23'10" × 11'5" ·
Basement	Bedroom · 11'8" × 11'6" ·
Basement	Pantry · 6'10" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Walk-In Closet(s)

Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1623-rouleau-crescent-se-calgary-a2351221/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.