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## 327 12 Avenue NW Calgary, Alberta

MLS # A2229620



\$949,900

Division: Crescent Heights Residential/House Type: Style: Bungalow Size: 1,353 sq.ft. Age: 1929 (96 yrs old) **Beds:** Baths: Garage: **Double Garage Detached** Lot Size: 0.14 Acre Lot Feat: Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, I

**Heating:** Water: High Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum **Condo Fee:** Roof: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: R-CG Vinyl Siding Foundation: **Poured Concrete Utilities:** 

Features: Built-in Features, Storage

Inclusions: All chattels in "AS-IS" condition

This 1929 home is located on a 50 foot lot that backs onto Crescent Park. One of the few homes that backs onto a green space in Crescent Heights. This would be a prime location to re-develop into a luxury single family home or an attached home configuration. The current home is 3+1 bedrooms with 2 full baths. There was an addition that included a full basement completed in the 1980's and the home has been well maintained since. There is also an oversize double garage with 2 single doors in the very large fenced South backyard.