



GRASSROOTS
REALTY GROUP

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3219 12 Avenue SE
Calgary, Alberta

MLS # A2263824



\$525,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Mixed, Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this updated and inviting 1966 bungalow in the desirable community of Radisson Heights, offering comfort, flexibility, and excellent income potential with a legal basement suite (2020, permitted). The main floor features a bright, open living and dining area with a fireplace, updated flooring, and two generous bedrooms (originally three — wall can easily be reinstalled). The space feels warm and inviting with large windows and plenty of natural light. The lower level suite includes a kitchen, laundry area, two bedrooms with a Jack & Jill 4-piece bath, and a cozy living space ideal for extended family or a mortgage helper. Recent updates include roof shingles, windows, oversized hot water tank (2019), and refreshed finishes throughout. Enjoy a nice-sized yard, double detached garage, and extra parking pad for added convenience. Centrally located close to schools, parks, shopping, major routes, and the Franklin LRT — only minutes from downtown. A solid inner-city property with great potential for homeowners and investors alike.