



**409 12 Avenue NW
Calgary, Alberta**

MLS # A2122834

\$875,000



Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1921 (103 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Fridges-2, electric stoves-2, 1 garage door controller.

This inner-city character home in the Crescent Heights community showcases pride of ownership, situated adjacent to the highly sought-after area of Rosedale in Calgary. Families will appreciate the opportunity for their children to attend Rosedale Elementary school. With a 50 ft frontage lot, R-C2 (5995 square ft) investors can consider holding it for future development or moving in to relish the convenience of living in Calgary's core. The main floor features a cozy living room, perfect for entertaining, along with two bedrooms upstairs. The well-maintained lower level is tenant occupied. The kitchen is bright and well-equipped with ample cupboard and counter space. Outside, a desirable SOUTH facing yard is surrounded by mature trees And an expansive patio to enjoy in the summer. . An oversized double garage offers a large storage closet and extra storage space .The location is exceptional, with easy access to downtown, Prince's Island, Bow River pathways, Chinatown, tennis courts, restaurants, schools, SAIT, and major routes including 16 Ave and Deer Foot. Enjoy the vibrant lifestyle this property offers!