



520 12 Avenue NE
Calgary, Alberta

MLS # A2140157

\$799,000



Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	795 sq.ft.	Age:	1942 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Builders and investors choice! RC-2 Zoning (going to HGO under Blanket Zoning Check with city of Calgary)Whether you are a developer or looking to hold for your future plans, this neat and clean bungalow in Renfrew is in excellent condition. Builder can Build 5 up 5 Down (check with city of Calgary / your architect/Surveyor) It features hardwood flooring on the main floor, an updated kitchen, a single-car garage, and a nice backyard with mature trees.. The unfinished basement, with a separate entrance and numerous windows, awaits your creative ideas. This home is within walking distance of Renfrew Athletic Park and close to The Winston Golf Club, SAIT, schools, shopping, public transit, and provides easy access to 16th Avenue and downtown via Edmonton Trail.