



**3316 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2153166**



**\$679,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gated, Off Street, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

BEAUTIFUL COMPLETE RENOVATED IN ALBERT PARK. Within 10 minutes, drive to downtown, Calgary Zoo, Deerfoot Hwy. Surrounded with walking distance to Schools, Parks, Franklin station C-train, grocery stores, banks....This home is fully upgraded from main to basement with 6 bedrooms, 2 new bathrooms, new main kitchen quartz counter top, new basement kitchen, 3 new basement windows, new vinyl plank floors top and down, new basement ceiling, new lights, new paint, new roof (house and garage) replaced in 2022...Beside the convenience location, this home is perfect for income purpose. With separate entrance, kitchen, laundry, the new owner either can live up/rent down or rented both. At the back of the house is an oversize garage, chain link fence with private screen with double swing 16-foot gate for RV park, paved back alley. A small fire pit with concrete patio, you can invite family/friends to come over and enjoy the day. Call your agent for a private viewing and make the decision before it is gone. WELCOME!!!