



632 12 Avenue NE
Calgary, Alberta

MLS # A2169292



\$784,900

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	622 sq.ft.	Age:	1944 (80 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

INVESTOR ALERT / BUILDER ALERT 50 ft by 120 ft RC-2 lot with a small house on it, good value to build 2 good side by side infills or you can rent it. Currently house is vacant and recently renovated with New Kitchen , new Bathroom fixtures , new paint, New flooring on whole main floor, New Electrical panel inside the home and Sub panel in the garage. it has one large bedroom and full bath, living room with hardwood floors, a workable kitchen and full finished basement. Double detached garage at back. Huge backyard for garden. Close to bus stop, school, easy access to highway 1 & 2, about 10 minutes to downtown. The whole area has infills already built.