



THE
A-TEAM

**RE/MAX
FIRST**

409 12 Avenue, Calgary T2M 0E1

MLS®#: **A2122834**

Area: **Crescent Heights**

Listing Date: **04/22/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1921**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **828**
Low Sqft:
Ttl Sqft: **828**

DOM

27
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Washer,Water Softener,Window Coverings**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 11`3"	Kitchen	Main	9`11" x 6`2"
Bedroom - Primary	Main	12`6" x 11`3"	Bedroom	Main	11`5" x 9`0"
4pc Bathroom	Main	7`11" x 5`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3946N

Zoning:
R-C2

Remarks

Pub Rmks: **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!**

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

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











