



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2619 & 2621 12 Avenue, Calgary T2A 0G1**

MLS® #: **A2125647**

Area: **Albert Park/Radisson Heights**

Listing Date: **04/26/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **6,415 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,915**  
Low Sqft:  
Ttl Sqft: **1,915**

DOM

**23**

Layout

Beds: **8 (4 4 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane, Corner Lot, Cul-De-Sac, Rectangular Lot Off Street**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stucco, Wood Frame**  
Flooring: **Ceramic Tile, Laminat**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Dining Room	Main	9`4" x 9`2"
Living Room	Main	15`7" x 16`2"
4pc Bathroom	Lower	
Bedroom	Lower	8`10" x 11`7"
Storage	Lower	9`4" x 12`10"
Bedroom	Main	9`6" x 12`2"

Room	Level	Dimensions
Bedroom	Main	9`4" x 12`1"
Kitchen	Main	9`4" x 11`10"
Bedroom - Primary	Main	9`4" x 12`1"
Bedroom	Lower	9`2" x 13`11"
Game Room	Lower	18`3" x 12`10"
4pc Bathroom	Main	
Dining Room	Main	9`4" x 9`2"

**Kitchen  
Bedroom - Primary  
Bedroom  
Game Room**

**Main  
Main  
Lower  
Lower**

**9`10" x 12`1"  
9`5" x 13`0"  
9`3" x 11`7"  
18`10" x 11`5"**

**Living Room  
4pc Bathroom  
Bedroom**

**Main  
Lower  
Lower**

**15`1" x 16`5"  
9`0" x 11`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4349HO**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Location! Location! Location! Full Duplex Adjacent to Albert Park in Radisson Heights! This Full Duplex sits on a 53' X 120' RC-2 Lot that's perfect for redevelopment or easily transition with long term tenants. With over 3,600 SF of combined living space, each unit offers 2 main floor bedrooms, a 4-piece bathroom and a spacious living room/dining area adjacent to the kitchen. Downstairs features 2 additional bedrooms, another 4-piece bathroom and a large rec room. Plus, each side includes a wet bar that can easily convert into a full kitchen, potentially transforming this property into a lucrative 4-unit investment! Conveniently located close to major highways, Franklin LRT station, Parks, Shopping and just a short drive to Downtown Calgary! Don't miss out on this amazing investment opportunity!**

Inclusions:  
Property Listed By:

**N/A  
eXp Realty**

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













