



THE
A-TEAM

**RE/MAX
FIRST**

3316 12 Avenue, Calgary T2A 0H2

MLS® #: **A2163029**

Area: **Albert Park/Radisson Heights**

Listing Date: **09/05/24**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,048 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **981**
Low Sqft:
Ttl Sqft: **981**

DOM

13
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Basement	13`1" x 8`10"
Bedroom	Basement	9`0" x 10`10"
Bedroom - Primary	Main	10`0" x 11`0"
Bedroom	Main	8`0" x 11`9"

Room	Level	Dimensions
Bedroom	Basement	12`3" x 8`10"
3pc Bathroom	Basement	4`9" x 10`10"
Bedroom	Main	9`1" x 11`9"
5pc Bathroom	Main	5`0" x 11`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

3049JK

R-C1

Remarks

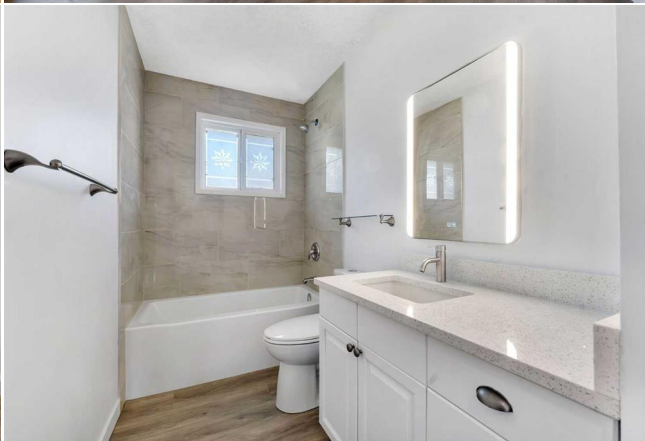
Pub Rmks: **FULLY RENOVATED TOP TO BOTTOM | ILLEGAL SUITE with Separate LAUNDRY | 6 BEDROOMS | DOUBLE OVERSIZED GARAGE | RV PARKING | NEW ROOF 2022 | NEW WINDOWS | Price to SELL ! Incredible chance to own this great home ! PRIME Location ! Just 10 minutes to Downtown Calgary, Telus Spark, Calgary Zoo, few blocks from 17 Ave, Franklin Station and all level of schools, necessary amenities. Live up rent down or add it into your investment portfolio !**

Inclusions: **Basement: Cooktop, Washer, Dryer, Refrigerator, Microwave Hood Fan**

Property Listed By: **CIR Realty**

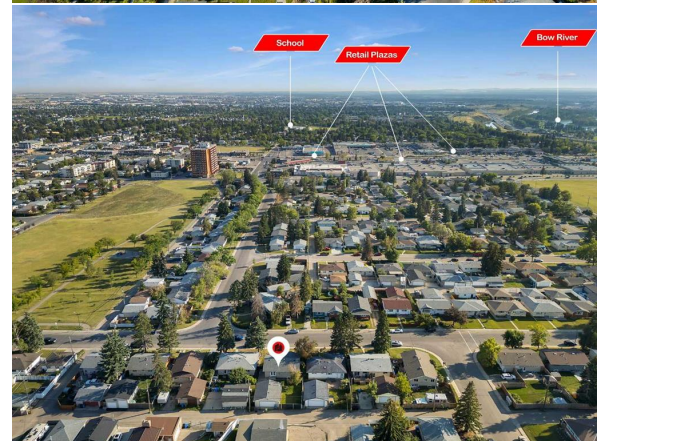
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

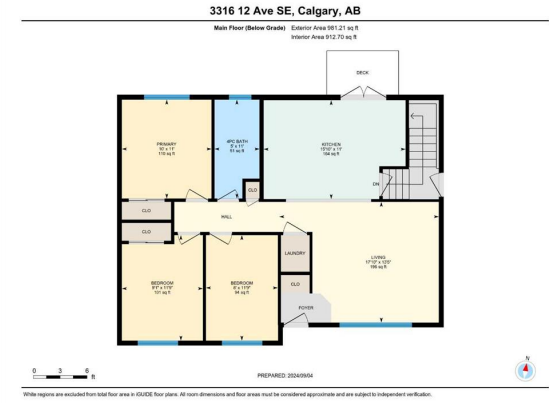
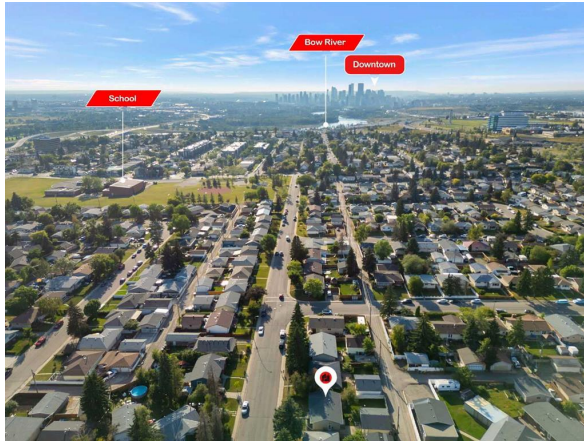












3316 12 Ave SE, Calgary, AB

Basement Exterior Area 874.79 sq ft
 Interior Area 610.07 sq ft



0 3 6 ft
 PREPARED: 2024/09/04

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.