



THE
A-TEAM

**RE/MAX
FIRST**

1925 12 Avenue, Calgary T3C 0R9

MLS®#: **A2163124**

Area: **Scarboro**

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

List Price: **\$799,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Lot Information

Lot Sz Ar: **9,030 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **939**
Low Sqft:
Ttl Sqft: **939**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Many Trees,Private,Secluded**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`10" x 6`0"
Dining Room	Main	7`11" x 8`0"
Living Room	Main	11`4" x 17`2"
3pc Bathroom	Basement	3`8" x 7`10"
Furnace/Utility Room	Basement	4`3" x 9`5"

Room	Level	Dimensions
Bedroom	Main	12`10" x 9`7"
Kitchen	Main	12`10" x 12`3"
Bedroom - Primary	Main	9`11" x 13`3"
Game Room	Basement	13`2" x 24`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5700AG

Zoning:
R-C1

Remarks

Pub Rmks:

Open House: Saturday, September 21 from 2pm to 4pm. Welcome to this stylish, character-rich bungalow nestled in the upscale SW neighbourhood of Scarboro. Perfectly blending modern living with classic charm, this attractively renovated home offers a versatile living experience. The main level features 2 bedrooms - with a master bedroom that includes laundry hook ups, a 4-piece bathroom, bright living and dining rooms and modern kitchen. The lower level features a bachelor style living space complete with separate entrance, basic kitchen and living areas, 3-piece bathroom and laundry room, which is perfect for hosting family and friends. Set on an expansive 9,030 sq ft lot with 70 ft of frontage, this property is a rare inner city find. Enjoy breathtaking downtown views from the multi-tiered composite deck, complete with a hot tub and unparalleled privacy. The lush, mature trees and thoughtfully designed landscaping create a serene oasis that's perfect for entertaining or unwinding. Recent upgrades completed from 2015 to 2017 include kitchen, roof, windows, electrical panel, interior and exterior paint, deck, and more. Whether you're looking to move in, invest, or develop, this property offers incredible potential. Conveniently located just 5 minutes from downtown, in short proximity to some of Calgary's best schools (including Sunalta - one of Calgary's top ranked K-6 school by the Fraser Institute), close to major roadways, the Bow River, and city pathways, it combines the best of urban living with a peaceful retreat. Don't miss this unique opportunity!

Inclusions:

Closet in Primary Bedroom, Fridge x 2, Electric Range, Dishwasher, Microwave, Washer, Dryer, Floating counters and storage for suite, Hot tub, and Butcher block island in Main Floor Kitchen

Property Listed By:

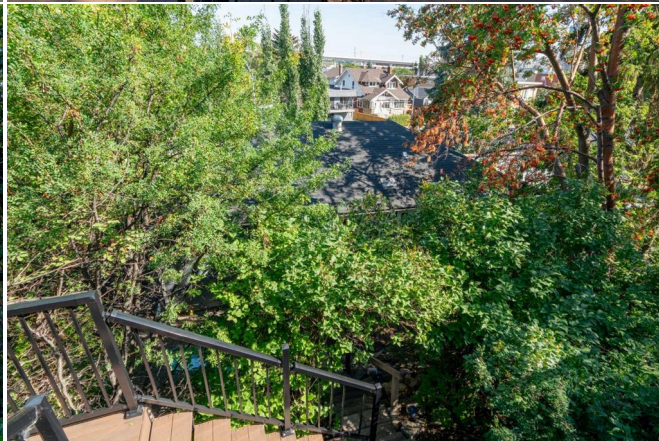
Real Estate Professionals Inc.

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









1925 12 Ave SW, Calgary, AB

Main Floor Exterior Area 939.88 sq ft



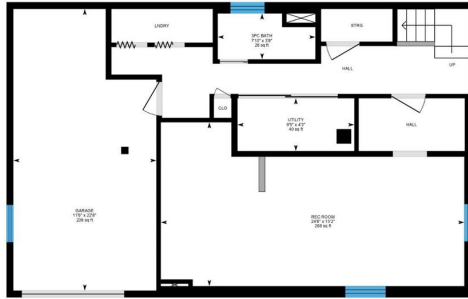
PREPARED: 2024/09/04



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1925 12 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 53.08 sq ft
Excluded Area 829.20 sq ft



PREPARED: 2024/09/04



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1925 12 Ave SW, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

App Bath: 8'10" x 6' | 43 sq ft
Bedroom: 12'0" x 9'7" | 123 sq ft
Dining: 7'11" x 6' | 64 sq ft
Kitchen: 12'0" x 12'0" | 127 sq ft
Living: 11'0" x 17'0" | 186 sq ft
Primary: 9'11" x 13'1" | 132 sq ft

BASEMENT

3pc Bath: 3'8" x 7'0" | 26 sq ft
Garage: 22'0" x 11'0" | 229 sq ft
Rac Room: 13'2" x 24'5" | 288 sq ft
Utility: 4'7" x 9'5" | 40 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 872.92 sq ft
Perimeter Wall Thickness: 0.5 m
Exterior Area: 939.88 sq ft

BASEMENT (Below Grade)

Excluded Area: 829.20 sq ft
Perimeter Wall Thickness: 0.5 m
Exterior Area: 53.08 sq ft

Total Above Grade Floor Area, Main Building

Exterior Area: 939.88 sq ft

Customer Name: Pamela Ballwell
Customer Company: Real Estate Professionals Inc
Prepared: Sep 4, 2024

*The "Total Above Grade Floor Area" is the RMS size of the property. Use Exterior Area for detached properties, semi-detached properties, and townhouses. Use Interior Area for apartment style condominium properties and stacked condominiums. All RMS measurements have already been updated to meet the new guidelines that take effect January 1, 2024. This property was captured by Calgary Real Estate Photos | www.calgaryrealestatephotos.ca

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