



THE
A-TEAM

**RE/MAX
FIRST**

410 12 Avenue, Calgary T2M 0C9

MLS®#: **A2168025**

Area: **Crescent Heights**

Listing Date: **01/08/25**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1920**

Finished Floor Area

Abv Sqft: **915**
Low Sqft:
Ttl Sqft: **915**

Lot Information

Lot Sz Ar: **3,993 sqft**
Lot Shape:

DOM

14
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Garden,Landscaped,Level**
Park Feat: **Parking Pad,RV Access/Parking,Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`10" x 19`4"
Dining Room	Main	7`10" x 4`7"
Bedroom	Main	9`2" x 8`1"
Game Room	Basement	16`6" x 16`4"
Bedroom	Basement	13`0" x 12`10"

Room	Level	Dimensions
Kitchen	Main	13`2" x 8`6"
Bedroom - Primary	Main	11`3" x 19`3"
4pc Bathroom	Main	7`0" x 5`0"
Storage	Basement	13`2" x 20`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3946N

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JANUARY 18, 1 - 4 PM. Charming property with many upgrades! Bright and inviting Kitchen, opened to the rear to add natural light, and complete with an island eating area! Huge Primary bedroom offering 3 windows and a Renovated Bathroom! High Efficiency Furnace, Shingles, Hot Water Tank and All Plumbing, all updated within the past 5 - 10 years! Oversized Garage with Storage Loft, Rear Parking Pad, Fence, Shed, Garden Beds and Tree House all within the past 5 - 10 years! Several New Windows! Lower Level is complete with a large rec room, den, Washer, New Dryer, 2 Soaker Sinks and Storage!**

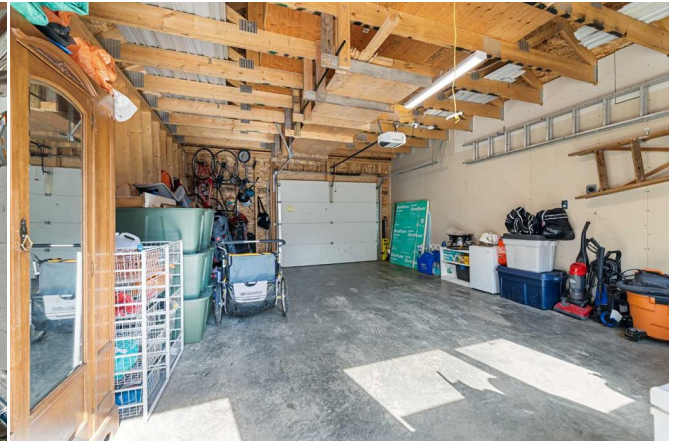
Inclusions: **Garage Door Opener, Shed, Hanging Shelves, Closet/Cabinet (currently in garage)**

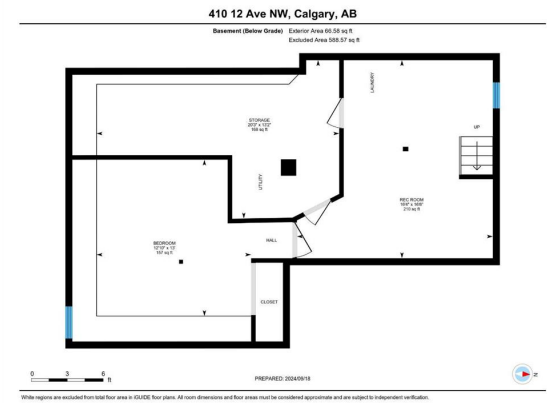
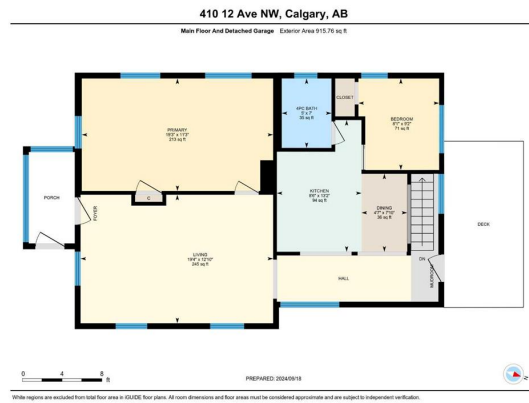
Property Listed By: **CIR Realty**

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









410 12 Ave NW, Calgary, AB
Detached Garage Exterior Area 235.43 sq ft

