



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2815 12 Avenue, Calgary T2A 0G4**

MLS®#: **A2181334**

Area: **Albert Park/Radisson Heights**

Listing Date: **11/28/24**

List Price: **\$449,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 01-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**883**

Year Built:

**1976**

Low Sqft:

Ttl Sqft:

**883**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**55**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Street Lighting,Rectangular Lot  
Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Metal Siding ,Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>34`5" x 41`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>27`8" x 36`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>21`4" x 24`10"</b>	<b>Living Room</b>	<b>Second</b>	<b>63`2" x 39`8"</b>
<b>Dining Room</b>	<b>Second</b>	<b>30`11" x 48`5"</b>	<b>Entrance</b>	<b>Main</b>	<b>20`9" x 13`11"</b>
<b>Balcony</b>	<b>Second</b>	<b>65`11" x 16`2"</b>	<b>Kitchen</b>	<b>Second</b>	<b>30`11" x 29`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>36`1" x 30`7"</b>	<b>Dining Room</b>	<b>Basement</b>	<b>26`6" x 31`2"</b>
<b>Living Room</b>	<b>Basement</b>	<b>40`2" x 36`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>28`9" x 38`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>29`6" x 33`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>25`5" x 19`2"</b>

Furnace/Utility Room

Basement

20`3" x 35`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7680AM**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Attention investors and first time buyers!! Ideal for growing family needing more space or an investor with a potential multi-income stream, this house offers a versatile and spacious layout, with two generously-sized bedrooms upstairs and another two bedrooms downstairs, providing plenty of room for relaxation and privacy. The upstairs features a bright, open kitchen, a cozy wood burning fireplace in the living area, and access to a private balcony—ideal for enjoying outdoor moments. The lower level is bright and airy due to big windows and includes a second kitchen, fully equipped, adding convenience and flexibility for separate living spaces or multi-generational use. Each level has a 4 piece bathroom and each bedrooms come with a good amount of closet space. The house has a warm and cozy feel throughout, perfect for making it a comfortable home. The backyard offers unique outdoor potential, ideal for gardening or enjoying nature. With its thoughtful design, ample space, and inviting atmosphere, this is perfect for comfortable, functional living. Albert Park/ Radisson is a family-friendly, tight-knit community, close to parks, including Stanley Park, the Calgary Zoo, and the Bow River pathway for outdoor activities, with excellent access to public transit and major roadways, including an easy commute to downtown via 17Ave, Memorial Drive or the Ctrain (Franklin Station nearby) or to Chestermere. Derrfot Trail offers quick access to the rest of the city and the airport. Barlow and Max Bell Centre are just a short drive away. Amenities: Nearby shopping, dining, and healthcare facilities, steps away from elementary and junior high schools with breath taking views of Calgary downtown.**

Inclusions:  
Property Listed By:

**Garden Shed  
One Percent Realty**

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









