



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:

Lot Information

Ttl Sqft:

883

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

128

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Rectangular Lot,Street Lighting 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
Bedroom - Primary	Second	10`6" x 12`6"
4pc Bathroom	Second	6`6" x 7`7"
Dining Room	Second	9`5" x 14`9"
Balcony	Second	20`1" x 4`11"
Kitchen	Basement	11`0" x 9`4"
Living Room	Basement	12`3" x 11`3"
Bedroom	Basement	9`0" x 10`4"

Room	Level	Dimensions
Bedroom	Second	8`5" x 11`1"
Living Room	Second	19`3" x 12`1"
Entrance	Main	6`4" x 4`3"
Kitchen	Second	9`5" x 8`11"
Dining Room	Basement	8`1" x 9`6"
Bedroom	Basement	8`9" x 11`9"
4pc Bathroom	Basement	5`10" x 7`9"

Furnace/Utility Room

Basement

6`2" x 10`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7680AM

Zoning:

R-CG

Remarks

Pub Rmks:

Ideal for growing family needing more space, 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. Each level has a 4 piece bathroom and each bedroom comes 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









