

327 12 Avenue NW  
Calgary, Alberta

MLS # A2229620



\$999,900

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Crescent Heights  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bungalow  |        |                   |
| Size:     | 1,353 sq.ft.  | Age:   | 1929 (96 yrs old) |
| Beds:     | 4   | Baths: | 2                 |
| Garage:   | Double Garage Detached  |        |                   |
| Lot Size: | 0.14 Acre   |        |                   |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | High Efficiency, Forced Air, Natural Gas | Water:     | -    |
| Floors:     | Carpet, Linoleum                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                          | Condo Fee: | -    |
| Basement:   | Finished, Full                           | LLD:       | -    |
| Exterior:   | Vinyl Siding                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                          | Utilities: | -    |
| Features:   | Built-in Features, Storage               |            |      |

Inclusions: All chattels in "AS-IS" condition

This 1929 home is located on a 50 foot lot that backs onto Crescent Park. One of the few homes that backs onto a green space in Crescent Heights. This would be a prime location to re-develop into a luxury single family home or an attached home configuration. The current home is 3+1 bedrooms with 2 full baths. There was an addition that included a full basement completed in the 1980's and the home has been well maintained since. There is also an oversize double garage with 2 single doors in the very large fenced South backyard.