

780-897-4003

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327 12 Avenue NW Calgary, Alberta

MLS # A2229620



\$949,900

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. Garde				

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.