

# \$525,000 - 3219 12 Avenue Se, Calgary

MLS® #A2263824

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,033 sqft

Single Family on 0.13 Acres

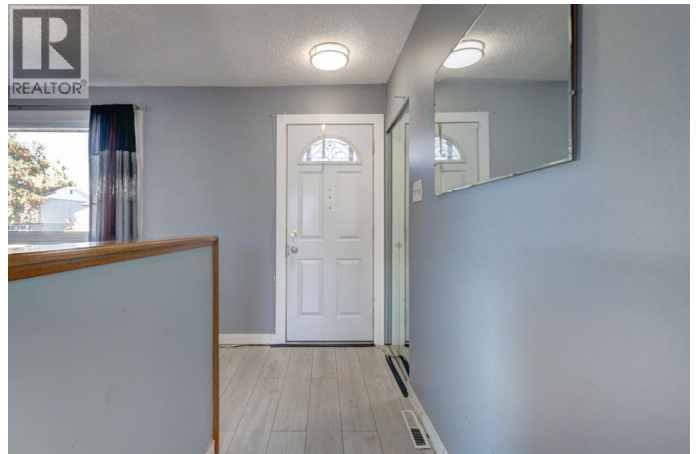
Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this updated and inviting 1966 bungalow in the desirable community of Radisson Heights, offering comfort, flexibility, and excellent income potential with a legal basement suite (2020, permitted). The main floor features a bright, open living and dining area with a fireplace, updated flooring, and two generous bedrooms (originally three – wall can easily be reinstalled). The space feels warm and inviting with large windows and plenty of natural light. The lower level suite includes a kitchen, laundry area, two bedrooms with a Jack & Jill 4-piece bath, and a cozy living space ideal for extended family or a mortgage helper. Recent updates include roof shingles, windows, oversized hot water tank (2019), and refreshed finishes throughout. Enjoy a nice-sized yard, double detached garage, and extra parking pad for added convenience. Centrally located close to schools, parks, shopping, major routes, and the Franklin LRT – only minutes from downtown. A solid inner-city property with great potential for homeowners and investors alike. (id:6289)

Built in 1966

## Essential Information

Listing #	A2263824
Price	\$525,000
Bedrooms	4



Bathrooms	3.00
Half Baths	1
Square Footage	1,033
Acres	0.13
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	3219 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
Province	Alberta
Postal Code	T2A0G8

### Amenities

Amenities	Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	4
Parking	Carport, Detached Garage
# of Garages	3

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Freezer, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Suite

### Exterior

Exterior	Stucco, Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office

Real Estate Professionals Inc.



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