

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		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Built-in Features, Storage		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		
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.