\$449,999 - 2815 12 Avenue Se, Calgary

MLS® #A2181334

\$449,999

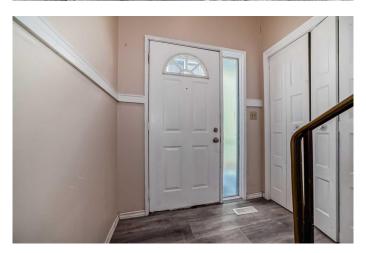
4 Bedroom, 2.00 Bathroom, 883 sqft Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Attention investors and first time buyers!! Ideal for growing family needing more space or an investor with a potential multi-income stream, 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 balconyâ€"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 for separate living spaces or multi-generational use. Each level has a 4 piece bathroom and each bedrooms come 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.

Built in 1976

Essential Information

MLS® # A2181334 Price \$449,999

Bedrooms 4
Bathrooms 2.00
Full Baths 2
Square Footage 883
Acres 0.07
Year Built 1976

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2815 12 Avenue Se

Subdivision Albert Park/Radisson Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2A 0G4

Amenities

Parking Spaces 2

Parking Alley Access, Parking Pad

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage Appliances Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 28th, 2024

Days on Market 105

Zoning R-CG

Listing Details

Listing Office One Percent Realty

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