

**3012 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2249522**



**\$510,000**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, See R		
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate		<b>Sewer:</b> -
<b>Roof:</b>	Asphalt		<b>Condo Fee:</b> -
<b>Basement:</b>	Finished, Full, Suite		<b>LLD:</b> -
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding		<b>Zoning:</b> R-CG
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	No Animal Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

HOME SWEET HOME! GREAT INVESTMENT PROPERTY POTENTIAL! Calling all investors and first-time home buyers! This is your amazing and affordable opportunity to own a charming bi-level home with an ILLEGALLY SUITED BASEMENT situated on an OVERSIZED 60 x 105 FOOT LOT across the street from a school and a park in Raddison Heights! Terrific opportunity for those looking for a mortgage helper to live upstairs and rent downstairs. Heading inside, the open concept floor plan offers hardwood flooring and tile throughout with a bright living room, formal dining room, modern kitchen with ample cabinet space and appliances, a 4 piece bathroom and 3 great-sized bedrooms. The ILLEGAL BASEMENT SUITE offers amazing value with 2 bedrooms, a 3 piece bathroom, den, study, a full kitchen, utility, storage room and a laundry room. Outside the huge lot offers a double detached garage, fenced yard and a patio area. Radisson Heights is a historic Calgary neighborhood offering scenic Bow River and mountain views, easy access to major roads like Memorial Drive and 17th Avenue SE, and close proximity to downtown, Inglewood, the Calgary Zoo, and the Max Bell Centre. Residents can enjoy community amenities, numerous parks and trails, and convenient access to shopping and schools. This property is currently rented out. Please contact us today for your own private viewing!