



\$ 700,000.00

304 12 AVENUE NW CALGARY

<https://paulbrinton.com>

AMAZING LOCATION! Welcome to this beautiful 3 bedroom, 2 bathroom bungalow in the exclusive community of Crescent Heights. This huge corner lot features many trees, a large deck, and landscaping that offers an outdoor experience that is great for entertaining as well as a large double garage and additional parking...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1159762

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 19:08:19

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/05/21

Lot size: 5995 sq ft

Year built: 1945

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Wood Burning

Exterior Features:

Courtyard,Garden,Private Entrance,Private Yard

District: CAL Zone CC

Inclusions: All Window Coverings, Garage Controls

Lot Features: Back Yard,Corner Lot,Few Trees,Front

Yard,Lawn,Garden,Landscaped,Private

Heating Type: Forced Air

Total Parking: 3

Flooring: Ceramic Tile,Hardwood,Laminate

Community Features: Schools Nearby

Fencing: Fenced,Partial

Cooling: None

Interior Features: Built-in Features,Granite Counters,No Smoking Home

Roof Type: Metal

PROPERTY INFORMATION



Basement: Finished, Full

Laundry features: Laundry Room, Lower Level

Transaction Type: For Sale

Photo Count: 26

Unit Exposure: S

Suite: No

Frontage Metres: 15.23M 50`0"

Living Area SF: 1091.20

Structure Type: House

Restrictions: None Known

Levels: One

Zoning: R-C2

List Price Square Foot: \$ 641.50

Rooms Above Grade: 5

Construction Materials:
Concrete,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer

Subdivision Name: Crescent Heights

Lot Size Acres: 0.14

