



\$ 595,900.00

3906 12 AVENUE SW CALGARY

<https://paulbrinton.com>

INVESTMENT PROPERTY: Amazing opportunity with this MC1 property located in a cul de sac within the community of Rosscarrock. The home has 4 bedrooms plus a den, 2 full bathrooms above grade, with 2 bedrooms, 4-piece bathroom and kitchen in the downstairs suite (illegal). Oversized garage with full attic storage,...

- 6 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 1 and Half Storey

MLS ® #: A1156342

Type: Detached

Bedrooms: 6

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 21:34:17

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 10/21/21

Lot size: 5339 sq ft

Year built: 1948

Parking: Additional Parking, Alley Access, Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone W

Inclusions: None

Lot Features: Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot

Heating Type: Forced Air, Natural Gas

Total Parking: 3

Flooring: Carpet, Linoleum

Community Features: Schools Nearby, Shopping Nearby

Fencing: Partial

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior **Levels:** One and One Half

Entry, Suite



Laundry features: Common Area, In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Suite: Suite - Illegal

Frontage Metres: 16.50M 54`2"

Living Area SF: 2708.04

Structure Type: House

Restrictions: None Known

Zoning: M-C1

List Price Square Foot: \$ 230.76

Photo Count: 26

Construction Materials: Wood Frame

Foundation: Block

Appliances:

Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Subdivision Name: Rosscarrock

Lot Size Acres: 0.12

