



\$ 499,900.00

## 3907 12 AVENUE SW CALGARY

<https://paulbrinton.com>

\*\*\*Investor Alert\*\*\* Here is your chance to ride the property value upside of the Westbrook Mall Redevelopment Plan with this income generating Multi-Family (MC-1) Zoned Bungalow. The property sits on a rare cul de sac, with two income suites (illegal basement suite) and is just steps from Westbrook Mall &...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1158589

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 18:39:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Lot size:** 5576 sq ft

**Year built:** 1959

**Parking:** Outside, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 1

**Water Source:** Public

**Community Features:** Schools  
Nearby, Shopping Nearby

**Fencing:** Partial

**District:** CAL Zone W

**Inclusions:** Dishwasher, Electric Stove x 2,  
Refrigerator x 2, Washer, Dryer, Shed

**Lot Features:** Back Lane, Pie Shaped Lot

**Heating Type:** Central, Natural Gas

**Flooring:** Laminate, Linoleum

**Utilities:** Cable Available, Cable Internet  
Access, Electricity Connected, Natural Gas  
Connected, Garbage Collection

**Exterior Features:** Storage

**Electric:** 100 Amp Service

**Cooling:** None

**Interior Features:** Kitchen Island, Open  
Floorplan, Separate Entrance

**Roof Type:** Asphalt Shingle

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION



**Basement:** Full, Suite

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

**Subdivision Name:** Rosscarrock

**Lot Size Acres:** 0.13

**Restrictions:** None Known

**Levels:** One

**Zoning:** M-C1

**List Price Square Foot:** \$ 578.59

**Photo Count:** 27

**Unit Exposure:** N

**Suite:** Suite - Illegal

**Frontage Metres:** 9.9M 32`6"

**Living Area SF:** 864.00

**Structure Type:** House

**Outbuildings:** Shed

