

# \$510,000 - 3012 12 Avenue Se, Calgary

MLS® #A2249522

**\$510,000**

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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 Radisson 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!



Built in 1967

## Essential Information

MLS® #	A2249522
Price	\$510,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3012 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0G7

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

## Interior

Interior Features	No Animal Home, Open Floorplan, See Remarks, Storage
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Balcony, Other, Private Yard
-------------------	------------------------------

Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 22nd, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.