

# \$999,900 - 327 12 Avenue Nw, Calgary

MLS® #A2229620

**\$999,900**

4 Bedroom, 2.00 Bathroom, 1,353 sqft

Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

This 1929 home is located on a 50 foot lot that backs onto Crescent Park. One of the few homes that backs onto a green space in Crescent Heights. This would be a prime location to re-develop into a luxury single family home or an attached home configuration. The current home is 3+1 bedrooms with 2 full baths. There was an addition that included a full basement completed in the 1980's and the home has been well maintained since. There is also an oversize double garage with 2 single doors in the very large fenced South backyard.

Built in 1929

## Essential Information

MLS® #	A2229620
Price	\$999,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,353
Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	327 12 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2m0c8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Oak
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	40
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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