



# 3316 12 Avenue Calgary Alberta

\$680,000

BEAUTIFUL COMPLETE RENOVATED IN ALBERT PARK. Within 10 minutes, drive to downtown, Calgary Zoo, Deerfoot Hwy. Surrounded with walking distance to Schools, Parks, Franklin station C-train, grocery stores, banks....This home is fully upgraded from main to basement with 6 bedrooms, 2 new bathrooms, new main kitchen quartz counter top, new basement kitchen, 3 new basement windows, new vinyl plank floors top and down, new basement ceiling, new lights, new paint, new roof (house and garage) replaced in 2022.....Beside the convenience location, this home is perfect for income purpose. With separate entrance, kitchen, laundry, the new owner either can live up/rent down or rented both. At the back of the house is an oversize garage, chain link fence with private screen with double swing 16-foot gate for RV park, paved back alley. A small fire pit with concrete patio, you can invite family/friends to come over and enjoy the day. Call your agent for a private viewing and make the decision before it is gone. WELCOME!!! (id:6769)

- Bedroom 10.75 Ft x 8.83 Ft
- Bedroom 12.08 Ft x 8.75 Ft
- Bedroom 12.83 Ft x 8.75 Ft
- Kitchen 14.42 Ft x 9.25 Ft
- Recreational, Games room 12.08 Ft x 9.33 Ft
- 3pc Bathroom 10.67 Ft x 4.67 Ft
- Furnace 11.17 Ft x 8.92 Ft
- Bedroom 11.58 Ft x 8.92 Ft

- Bedroom 11.58 Ft x 7.92 Ft
- Primary Bedroom 10.92 Ft x 9.83 Ft
- Living room 17.75 Ft x 13.33 Ft
- Kitchen 15.58 Ft x 11.00 Ft
- Laundry room 4.17 Ft x 3.17 Ft
- 4pc Bathroom 11.00 Ft x 4.92 Ft
- Foyer 5.17 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca