



## 1925 12 Avenue Calgary Alberta

\$774,800

**\*\*PRICE REDUCTION\*\*** Open House: Saturday, September 21 from 2pm to 4pm. This home offers exceptional value in Scarboro - just minutes away from downtown and home to Sunalta Elementary School - one of the highest rated elementary schools in Alberta by the Fraser Institute. Welcome to this stylish, character-rich bungalow nestled in the upscale SW neighbourhood of Scarboro. Perfectly blending modern living with classic charm, this attractively renovated home offers a versatile living experience. The main level features 2 bedrooms - with a master bedroom that includes laundry hook ups, a 4-piece bathroom, bright living and dining rooms and modern kitchen. The lower level features a bachelor style living space complete with separate entrance, basic kitchen and living areas, 3-piece bathroom and laundry room, which is perfect for hosting family and friends. Set on an expansive 9,030 sq ft lot with 70 ft of frontage, this property is a rare inner city find. Enjoy breathtaking downtown views from the multi-tiered composite deck, complete with a hot tub and unparalleled privacy. The lush, mature trees and thoughtfully designed landscaping create a serene oasis that's perfect for entertaining or unwinding. Recent upgrades completed from 2015 to 2017 include kitchen, roof, windows, electrical panel, interior and exterior paint, deck, and more. Whether you're looking to move in, invest, or develop, this property offers incredible potential. Conveniently located just 5 minutes from downtown, in short proximity to some of Calgary's best schools, close to major roadways, the Bow River, and city pathways, it combines the best of urban living with a peaceful retreat. Don't miss this unique opportunity! (id:6769)

3pc Bathroom 3.67 Ft x 7.83 Ft

Recreational, Games room 13.17 Ft x 24.50 Ft

Furnace 4.25 Ft x 9.42 Ft

4pc Bathroom 8.83 Ft x 6.00 Ft

Bedroom 12.83 Ft x 9.58 Ft

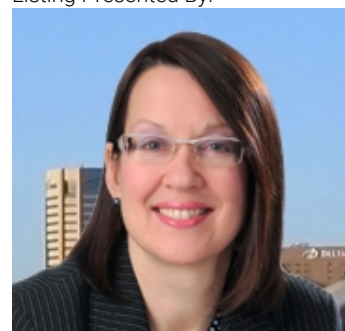
Dining room 7.92 Ft x 8.00 Ft

Kitchen 12.83 Ft x 12.25 Ft

Living room 11.33 Ft x 17.17 Ft

Primary Bedroom 9.92 Ft x 13.25 Ft

Listing Presented By:



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