



2815 12 Avenue Calgary Alberta

\$480,000

Attention investors and first time buyers!! Ideal for growing family needing more space or an investor with a potential multi-income stream, this house offers a versatile and spacious layout, with two generously-sized bedrooms upstairs and another two bedrooms downstairs, providing plenty of room for relaxation and privacy. The upstairs features a bright, open kitchen, a cozy wood burning fireplace in the living area, and access to a private balcony—ideal for enjoying outdoor moments. The lower level is bright and airy due to big windows and includes a second kitchen, fully equipped, adding convenience and flexibility for separate living spaces or multi-generational use. Each level has a 4 piece bathroom and each bedrooms come with a good amount of closet space. The house has a warm and cozy feel throughout, perfect for making it a comfortable home. The backyard offers unique outdoor potential, ideal for gardening or enjoying nature. With its thoughtful design, ample space, and inviting atmosphere, this is perfect for comfortable, functional living. Albert Park/ Radisson is a family-friendly, tight-knit community, close to parks, including Stanley Park, the Calgary Zoo, and the Bow River pathway for outdoor activities, with excellent access to public transit and major roadways, including an easy commute to downtown via 17Ave, Memorial Drive or the Ctrain (Franklin Station nearby) or to Chestermere. Derrfot Trail offers quick access to the rest of the city and the airport. Barlow and Max Bell Centre are just a short drive away. Amenities: Nearby shopping, dining, and healthcare facilities, steps away from elementary and junior high schools with breath taking views of Calgary downtown. (id:6769)

Primary Bedroom 10.50 M x 12.50 M

Bedroom 8.42 M x 11.08 M

4pc Bathroom 6.50 M x 7.58 M

Living room 19.25 M x 12.08 M

Dining room 9.42 M x 14.75 M

Other 20.08 M x 4.92 M

Kitchen 9.42 M x 8.92 M

Kitchen 11.00 M x 9.33 M

Dining room 8.08 M x 9.50 M

Living room 12.25 M x 11.25 M

Bedroom 8.75 M x 11.75 M

Bedroom 9.00 M x 10.33 M

4pc Bathroom 7.75 M x 5.83 M

Furnace 6.17 M x 10.92 M

Other 6.33 M x 4.25 M

Listing Presented By:



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