



## 409 12 Avenue Calgary Alberta

\$875,000

This inner-city character home in the Crescent Heights community showcases pride of ownership, situated adjacent to the highly sought-after area of Rosedale in Calgary. Families will appreciate the opportunity for their children to attend Rosedale Elementary school. With a 50 ft frontage lot, R-C2 (5995 square ft) investors can consider holding it for future development or moving in to relish the convenience of living in Calgary's core. The main floor features a cozy living room, perfect for entertaining, along with two bedrooms upstairs. The well-maintained lower level is tenant occupied. The kitchen is bright and well-equipped with ample cupboard and counter space. Outside, a desirable SOUTH facing yard is surrounded by mature trees And an expansive patio to enjoy in the summer. . An oversized double garage offers a large storage closet and extra storage space .The location is exceptional, with easy access to downtown, Prince's Island, Bow River pathways, Chinatown, tennis courts, restaurants, schools, SAIT, and major routes including 16 Ave and Deer Foot. Enjoy the vibrant lifestyle this property offers! (id:6769)

Living room 16.17 Ft x 11.25 Ft

Kitchen 9.92 Ft x 6.17 Ft

Primary Bedroom 12.50 Ft x 11.25 Ft

Bedroom 11.42 Ft x 9.00 Ft

4pc Bathroom 7.92 Ft x 5.83 Ft

Listing Presented By:



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