



# 1023 12 Avenue Calgary Alberta

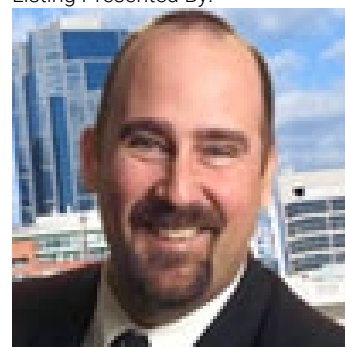
\$652,000

**\*\*Attention Investors & Developers\*\*.** Rare multifaceted property situated in the heart of the vibrant inner-city community of the Beltline. 2.5 storey Century home needs a lot of work but offers a great opportunity for the right buyer. Was being used previously as professional office spaces. Off street parking or room to add a double garage out back. Zoned Direct Control (DC) 25Z2008 with RM-7 guidelines. Please see attached permitted and discretionary uses in supplements. Great location is walking distance to many amenities, green spaces, the downtown core and all the eclectic shops, restaurants and coffee shops on 17 Ave. Realtors please review realtor comments. (id:6769)

Kitchen 10.25 Ft x 15.67 Ft  
 Family room 21.25 Ft x 12.58 Ft  
 Bonus Room 21.17 Ft x 7.58 Ft  
 Office 9.00 Ft x 9.17 Ft  
 Furnace 5.33 Ft x 3.83 Ft  
 Bedroom 10.50 Ft x 15.67 Ft  
 4pc Bathroom 5.33 Ft x 10.33 Ft  
 Primary Bedroom 11.58 Ft x 12.58 Ft  
 Bedroom 11.17 Ft x 12.67 Ft  
 2pc Bathroom 4.25 Ft x 6.17 Ft

Recreational, Games room 20.17 Ft x 22.42 Ft  
 Storage 9.67 Ft x 11.83 Ft  
 Furnace 12.17 Ft x 5.25 Ft  
 Storage 20.50 Ft x 21.92 Ft  
 Dining room 11.00 Ft x 14.50 Ft  
 Living room 14.92 Ft x 18.33 Ft  
 Living room 10.58 Ft x 23.00 Ft  
 Office 10.33 Ft x 7.58 Ft  
 2pc Bathroom 4.50 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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