



## 206 12 Avenue Calgary Alberta

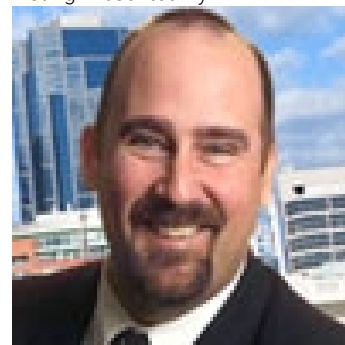
\$729,900

An opportunity to bring your vision to Crescent Heights. Situated on a 50 x 120 ft lot offering approximately 5,995 sq. ft., 206 12th Avenue NE combines redevelopment potential with the appeal of an established inner-city neighbourhood. The 1935 bungalow offers 974 sq. ft. of above grade interior space and presents an option for buyers looking to take on a renovation project, while the generous lot will appeal to those planning something new. Any future development is subject to municipal approvals and applicable requirements. The location is a highlight, with the cafes, restaurants and local shops along Edmonton Trail and Centre Street close by. Spend your weekends exploring the neighbourhood, walking through Rotary Park or taking in the downtown skyline from McHugh Bluff. Nearby green spaces, access to the Bow River pathways and proximity to downtown bring together outdoor recreation and city convenience. Whether you're considering a renovation or exploring the site's development possibilities, this is an opportunity to invest in a location with plenty to offer. (id:6769)

Bedroom 11.00 Ft x 8.33 Ft  
Family room 10.83 Ft x 8.42 Ft  
Office 10.67 Ft x 13.67 Ft  
4pc Bathroom 7.08 Ft x 7.17 Ft  
Bedroom 10.58 Ft x 11.00 Ft

Dining room 12.00 Ft x 9.17 Ft  
Kitchen 9.00 Ft x 10.25 Ft  
Living room 12.00 Ft x 13.50 Ft  
Primary Bedroom 10.58 Ft x 11.17 Ft  
Sunroom 9.17 Ft x 9.83 Ft

Listing Presented By:



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### RE/MAX Realty Professionals

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