



## 3316 12 Avenue Calgary Alberta

\$638,900

FULLY RENOVATED TOP TO BOTTOM | ILLEGAL SUITE with Separate LAUNDRY | 6 BEDROOMS | DOUBLE OVERSIZED GARAGE | RV PARKING | NEW ROOF 2022 | NEW WINDOWS | Price to SELL ! Incredible chance to own this great home ! PRIME Location ! Just 10 minutes to Downtown Calgary, Telus Spark, Calgary Zoo, few blocks from 17 Ave, Franklin Station and all level of schools, necessary amenities. Live up rent down or add it into your investment portfolio ! (id:6769)

Bedroom 13.08 Ft x 8.83 Ft

Bedroom 12.25 Ft x 8.83 Ft

Bedroom 9.00 Ft x 10.83 Ft

3pc Bathroom 4.75 Ft x 10.83 Ft

Primary Bedroom 10.00 Ft x 11.00 Ft

Bedroom 9.08 Ft x 11.75 Ft

Bedroom 8.00 Ft x 11.75 Ft

5pc Bathroom 5.00 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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