



## 520 12 Avenue Calgary Alberta

\$789,000

Builders and investors choice! RC-2 Zoning (going to HGO under Blanket Zoning Check with city of Calgary )Whether you are a developer or looking to hold for your future plans, this neat and clean bungalow in Renfrew is in excellent condition. Builder can Build 5 up 5 Down (check with city of Calgary / your architect/Surveyor) It features hardwood flooring on the main floor, an updated kitchen, a single-car garage, and a nice backyard with mature trees.. The unfinished basement, with a separate entrance and numerous windows, awaits your creative ideas. This home is within walking distance of Renfrew Athletic Park and close to The Winston Golf Club, SAIT, schools, shopping, public transit, and provides easy access to 16th Avenue and downtown via Edmonton Trail. (id:6769)

Storage 22.17 Ft x 32.08 Ft

Primary Bedroom 10.33 Ft x 10.08 Ft

Bedroom 10.42 Ft x 9.25 Ft

Living room 12.58 Ft x 18.33 Ft

Kitchen 12.50 Ft x 10.50 Ft

4pc Bathroom 6.75 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://greatercalgaryproperties.com/>

**RE/MAX Realty Professionals**

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