

3219 12 Avenue SE
Calgary, Alberta

MLS # A2263824



\$525,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,033 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Mixed, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this updated and inviting 1966 bungalow in the desirable community of Radisson Heights, offering comfort, flexibility, and excellent income potential with a legal basement suite (2020, permitted). The main floor features a bright, open living and dining area with a fireplace, updated flooring, and two generous bedrooms (originally three — wall can easily be reinstalled). The space feels warm and inviting with large windows and plenty of natural light. The lower level suite includes a kitchen, laundry area, two bedrooms with a Jack & Jill 4-piece bath, and a cozy living space ideal for extended family or a mortgage helper. Recent updates include roof shingles, windows, oversized hot water tank (2019), and refreshed finishes throughout. Enjoy a nice-sized yard, double detached garage, and extra parking pad for added convenience. Centrally located close to schools, parks, shopping, major routes, and the Franklin LRT — only minutes from downtown. A solid inner-city property with great potential for homeowners and investors alike.