

**409 12 Avenue NW
Calgary, Alberta**

MLS # A2295231



\$898,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	828 sq.ft.	Age:	1921 (105 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Fridges-2, electric stoves-2, 1 garage door controller.

This charming inner-city character home in Crescent Heights, ideally positioned adjacent to the highly sought-after community of Rosedale, offers a rare opportunity for both homeowners and investors alike. Situated on a 50 ft frontage R-CG lot (approx. 5,995 sq ft) with no restrictive covenant, this property presents exceptional potential to move in, hold, or build your dream home in one of Calgary's most desirable locations. Families will appreciate access to the highly regarded Rosedale Elementary School, while professionals will love the convenience of being within walking distance to downtown. Thoughtfully maintained and updated, this home features over \$40,000 in recent improvements, including a new roof (2025) with a 50-year warranty, new furnace (2025), new refrigerator (2025), and a hot water tank (2022). The bright kitchen offers ample cabinetry and counter space, while the inviting main floor living room provides a comfortable setting for everyday living and entertaining. Full bath two bedrooms complete the upper level. The well-maintained lower level is currently tenant occupied. The SOUTH-facing backyard is a standout feature, offering mature trees, easy-care landscaping, and an expansive patio perfect for enjoying Calgary's warmer months. An oversized double garage provides excellent storage and functionality. An added feature is a parking space behind the fence at the back, at the west side of the garage. Located just minutes from downtown, Prince's Island Park, Bow River pathways, Chinatown, SAIT, tennis courts, and an array of restaurants and amenities with quick access to 16 Avenue and Deerfoot Trail. This property delivers both immediate livability and long-term value. Opportunities like this, with a 50 ft lot in such a prime inner-city location are rare. Enjoy today, invest for tomorrow, and build for the future.