

# \$489,000 - 3012 12 Avenue Se, Calgary

MLS® #A2249522

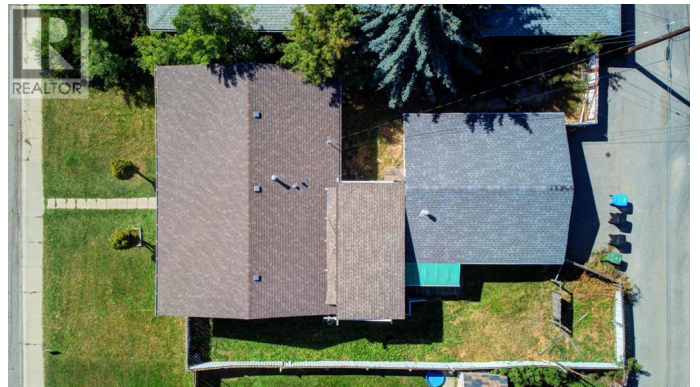
**\$489,000**

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Single Family on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

HOME SWEET HOME! GREAT INVESTMENT PROPERTY POTENTIAL! Calling all investors and first-time home buyers! This is your amazing and affordable opportunity to own a charming bi-level home with an ILLEGALLY SUITED BASEMENT situated on an OVERSIZED 60 x 105 FOOT LOT across the street from a school and a park in Raddison Heights! Terrific opportunity for those looking for a mortgage helper to live upstairs and rent downstairs. Heading inside, the open concept floor plan offers hardwood flooring and tile throughout with a bright living room, formal dining room, modern kitchen with ample cabinet space and appliances, a 4 piece bathroom and 3 great-sized bedrooms. The ILLEGAL BASEMENT SUITE offers amazing value with 2 bedrooms, a 3 piece bathroom, den, study, a full kitchen, utility, storage room and a laundry room. Outside the huge lot offers a double detached garage, fenced yard and a patio area. Radisson Heights is a historic Calgary neighborhood offering scenic Bow River and mountain views, easy access to major roads like Memorial Drive and 17th Avenue SE, and close proximity to downtown, Inglewood, the Calgary Zoo, and the Max Bell Centre. Residents can enjoy community amenities, numerous parks and trails, and convenient access to shopping and schools. This property is currently rented out. Please contact us today for your own private viewing! (id:6289)



Built in 1967

## Essential Information

Listing #	A2249522
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,078
Acres	0.14
Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

## Community Information

Address	3012 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
Province	Alberta
Postal Code	T2A0G7

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home
Parking Spaces	2
Parking	Detached Garage, Street
# of Garages	2
View	View

## Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Suite

## Exterior

Exterior	Concrete, Wood siding
Exterior Features	Lawn

Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Century 21 Bamber Realty LTD.



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