

\$999,900 - 327 12 Avenue Nw, Calgary

MLS® #A2229620

\$999,900

4 Bedroom, 2.00 Bathroom, 1,353 sqft
Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

This 1929 home is located on a 50 foot lot that backs onto Crescent Park. One of the few homes that backs onto a green space in Crescent Heights. This would be a prime location to re-develop into a luxury single family home or an attached home configuration. The current home is 3+1 bedrooms with 2 full baths. There was an addition that included a full basement completed in the 1980's and the home has been well maintained since. There is also an oversize double garage with 2 single doors in the very large fenced South backyard.

Built in 1929

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229620 |
| Price | \$999,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,353 |
| Acres | 0.14 |
| Year Built | 1929 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information



| | |
|-------------|------------------|
| Address | 327 12 Avenue Nw |
| Subdivision | Crescent Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t2m0c8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Storage |
| Appliances | Dishwasher, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile, Oak |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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