

\$699,000 - 3604 & 3606 12 Avenue Se, Calgary

MLS® #A2089630

\$699,000

6 Bedroom, 4.00 Bathroom, 2,221 sqft
Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Located on the corner of 12 Ave SE and 35 St SE, This corner lot bi-level full duplex has much potential for investors and builders. On both sides, there are a 3 bedroom suites on the main floor, and 3 bedrooms illegal suites on the lower level. There is a double detached garage with fenced backyard. The property has always been fully rented. The suites all have a good layout. The location is very convenient, close to schools, shopping and transportation. With some updates, this property will be a great investment to hold. There are many new infills in the area, rebuilt will also be a great option.

Built in 1973

Essential Information

MLS® #	A2089630
Price	\$699,000
Sold Price	\$730,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,221
Acres	0.15
Year Built	1973
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold



Community Information

Address	3604 & 3606 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5A2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2023
Date Sold	November 14th, 2023
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Golden Keys Realty
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