

\$649,900 - 3728 12 Avenue Se, Calgary

MLS® #A2120515

\$649,900

6 Bedroom, 2.00 Bathroom, 1,523 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Excellent investment property or simply live up and rent down. Great curb appeal is this large 1,450 sq. ft. raised bungalow on two lots that measure 125 ft. by 50 ft. combined. This corner unit home boasts four bedrooms in the upstairs main unit along with a giant living room with showpiece fireplace, one bathroom, kitchen and dining room and a large storage area/rec room. The downstairs, two-bedroom unit has a separate entrance, separate furnace and loads of space including another brick fireplace in the oversized living room. You'll love the backyard space as well as the 24 ft. by 24 ft. heated garage with lower level cellar for winemaking, meat curing or simply another large storage area. The house has a recent paint job (last year) as well as new roof in 2022. Both units have newer laminate flooring throughout. The home is 15-minutes from downtown, a half-block from public transit and walking distance from Bus Rapid Transit and LRT. Close to schools, restaurants and shopping. Houses like this don't come on the market too often, don't miss this opportunity. 24 Hr notice to Show

Built in 1970

Essential Information

MLS® # A2120515

Price \$649,900



Sold Price	\$630,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,523
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Sold

Community Information

Address	3728 12 Avenue Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0H6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Range, Garage Control(s), Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	6
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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