

\$1,050,000 - 1639 12 Avenue Sw, Calgary

MLS® #A2123011

\$1,050,000

3 Bedroom, 2.00 Bathroom, 964 sqft
Residential on 0.15 Acres

Sunalta, Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, AND INVESTORS! Here is your chance to own a rare CORNER LOT in the heart of Sunalta. Fantastic redevelopment opportunity 50x130 M-CG lot. Located within walking distance to the LRT & Downtown. This property has had several updates including Kitchen Renovation (2019 - new dishwasher, microwave, granite countertops), Garage Roof (2015), House Roof Shingles (2019), Exterior Paint (2020), Updated Electrical 100 amp (2009), Several Window Replacements (2018), Refinished Hardwood Floors (2015), Newer Furnace & Air Exchange (2009), Main Bathroom Shower Enclosure (2010), and more! Don't miss this opportunity to own a prime inner-city property with great potential. Contact your favourite Realtor to schedule a viewing!

Built in 1947

Essential Information

MLS® #	A2123011
Price	\$1,050,000
Sold Price	\$1,125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	964



Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1639 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R3

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	Granite Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 18th, 2024
Days on Market	3

Zoning	M-CG d111
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.