

\$949,900 - 2204 12 Avenue Nw, Calgary

MLS® #A2125064

\$949,900

4 Bedroom, 2.00 Bathroom, 1,329 sqft

Residential on 0.14 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

An extraordinary redevelopment opportunity awaits you to create your dream home on this expansive 6,038 sq ft corner lot just steps from the ridge, in the established community of Briar Hill. The current residence has 3+1 bedrooms & could be used as a holding property. This central location has so much to offer; close to schools, shopping, trendy cafes, Confederation Park Golf Course, Foothills Hospital, SAIT, U of C, public transit & easy access to 19th Street, 16th Avenue & Crowchild Trail. Don't miss this exceptional chance to construct your perfect home in a remarkable and sought-after location!

Built in 1954

Essential Information

MLS® #	A2125064
Price	\$949,900
Sold Price	\$975,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,329
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Sold
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Community Information

Address	2204 12 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1K2

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	April 30th, 2024
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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