

\$799,900 - 2619 & 2621 12 Avenue Se, Calgary

MLS® #A2125647

\$799,900

8 Bedroom, 4.00 Bathroom, 1,915 sqft

Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Location! Location! Location! Full Duplex
Adjacent to Albert Park in Radisson Heights!
This Full Duplex sits on a 53' X 120' RC-2 Lot that's perfect for redevelopment or easily transition with long term tenants. With over 3,600 SF of combined living space, each unit offers 2 main floor bedrooms, a 4-piece bathroom and a spacious living room/dining area adjacent to the kitchen. Downstairs features 2 additional bedrooms, another 4-piece bathroom and a large rec room. Plus, each side includes a wet bar that can easily convert into a full kitchen, potentially transforming this property into a lucrative 4-unit investment! Conveniently located close to major highways, Franklin LRT station, Parks, Shopping and just a short drive to Downtown Calgary! Don't miss out on this amazing investment opportunity!

Built in 1971

Essential Information

MLS® #	A2125647
Price	\$799,900
Sold Price	\$801,111
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,915
Acres	0.15



Year Built	1971
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2619 & 2621 12 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0G1

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Rectangular Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 23rd, 2024
Days on Market	27
Zoning	R-C2
HOA Fees	0.00

Listing Details

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