

# \$789,000 - 520 12 Avenue Ne, Calgary

MLS® #A2140157

**\$789,000**

2 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.14 Acres

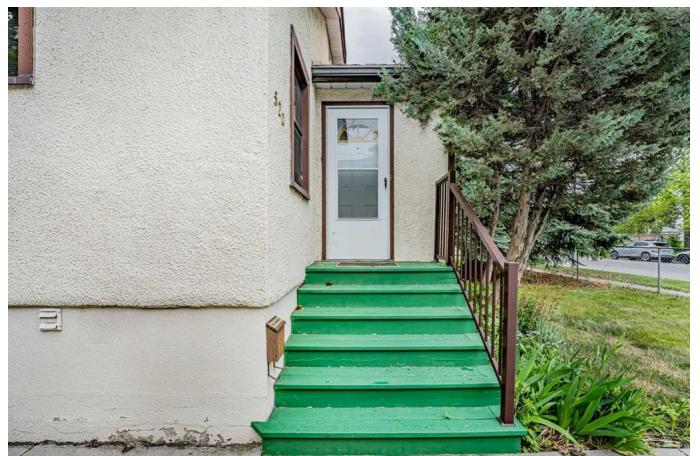
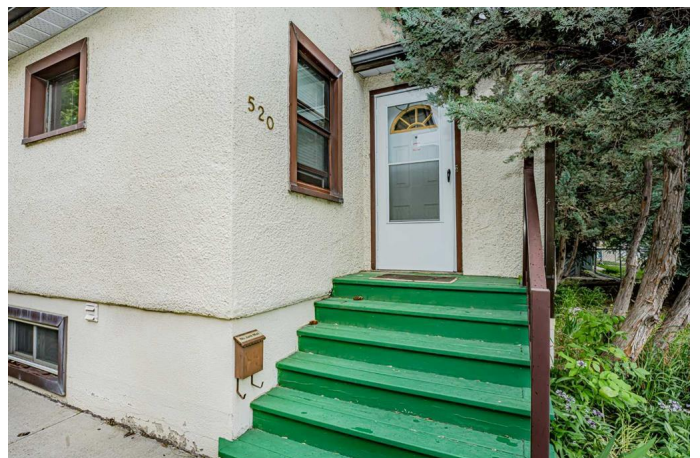
Renfrew, Calgary, Alberta

Builders and investors choice! RC-2 Zoning (going to HGO under Blanket Zoning Check with city of Calgary )Whether you are a developer or looking to hold for your future plans, this neat and clean bungalow in Renfrew is in excellent condition. Builder can Build 5 up 5 Down (check with city of Calgary / your architect/Surveyor) It features hardwood flooring on the main floor, an updated kitchen, a single-car garage, and a nice backyard with mature trees.. The unfinished basement, with a separate entrance and numerous windows, awaits your creative ideas. This home is within walking distance of Renfrew Athletic Park and close to The Winston Golf Club, SAIT, schools, shopping, public transit, and provides easy access to 16th Avenue and downtown via Edmonton Trail.

Built in 1942

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2140157  |
| Price          | \$789,000 |
| Sold Price     | \$770,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 795       |
| Acres          | 0.14      |
| Year Built     | 1942      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 520 12 Avenue Ne |
| Subdivision | Renfrew          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 1A8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Ceiling Fan(s)                          |
| Appliances        | Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | See Remarks, Unfinished                 |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, See Remarks, Vinyl Siding   |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2024 |
| Date Sold      | July 19th, 2024 |
| Days on Market | 36              |
| Zoning         | RC-2            |
| HOA Fees       | 0.00            |

### Listing Details

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