

\$625,000 - 1601 12 Avenue Sw, Calgary

MLS® #A2152880

\$625,000

3 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

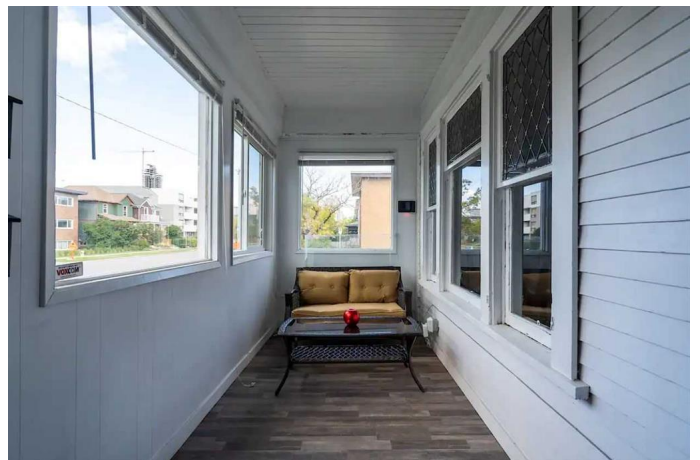
Here's a great revenue opportunity just three blocks from the Sunalta LRT station! This 25x130 corner lot is zoned M-CG d111 and features a main floor unit and a separate upstairs 1 bedroom illegal suite and also a separate back entrance leading to a basement illegal suite that includes a bedroom and a 3-piece bath. The property can be converted back into a single-family home if desired. The city has said 3 townhomes with 3 storeys each can be built on this lot. It has been approved to be a designated historical building as well but not accepted by the seller yet. This home is in great condition, super clean and move in ready.

The main floor suite offers one bedroom, laminate flooring, 9-foot ceilings, a gas stove, and a 4-piece bath, along with a back entrance. The upper illegal suite also has one bedroom, laminate flooring, newer oak kitchen cabinets, a ceiling fan, and a 4-piece bath.

Additional features include two furnaces, two hot water tanks, a 100 amp electrical system, and an enclosed front porch. There's room for a double garage and parking space for four vehicles, plus permit street parking. Make this beautiful home yours!

Built in 1912

Essential Information



MLS® #	A2152880
Price	\$625,000
Sold Price	\$617,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1601 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R3

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2024
Date Sold	August 21st, 2024
Days on Market	17
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	Synterra Realty
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