

223 12 Avenue NE
Calgary, Alberta

MLS # A2185862



\$599,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	711 sq.ft.	Age:	1940 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Asphalt, Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in the vibrant Crescent Heights community. This cozy two bed, one bath home featuring oversized single detached garage offers an incredible opportunity for investors and developers looking to capitalize on the area's growth. Currently zoned R-CG, with its close proximity to downtown, the demand for rental properties in this vibrant community continues to grow, making this an ideal opportunity for savvy investors looking to capitalize on the ongoing development and revitalization in Crescent Heights. Not to mention residents will enjoy easy access to a plethora of urban amenities, trendy shops, and exceptional dining options. Don't miss your chance to invest in a property with potential for both short-term and long-term rental income!