

# \$999,900 - 327 12 Avenue Nw, Calgary

MLS® #A2229620

**\$999,900**

4 Bedroom, 2.00 Bathroom, 1,353 sqft  
Residential on 0.14 Acres

Crescent Heights, Calgary, Alberta

This 1929 home is located on a 50 foot lot that backs onto Crescent Park. One of the few homes that backs onto a green space in Crescent Heights. This would be a prime location to re-develop into a luxury single family home or an attached home configuration. The current home is 3+1 bedrooms with 2 full baths. There was an addition that included a full basement completed in the 1980's and the home has been well maintained since. There is also an oversize double garage with 2 single doors in the very large fenced South backyard.

Built in 1929

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229620    |
| Price          | \$999,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,353       |
| Acres          | 0.14        |
| Year Built     | 1929        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 327 12 Avenue Nw |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | t2m0c8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                    |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                      |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Tile, Oak                           |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                         |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Vinyl Siding                                                                                                 |
| Foundation        | Poured Concrete                                                                                              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 64             |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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