



332 12 Avenue NW
Calgary, Alberta

MLS # A2317149



\$599,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Other, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Soaking Tub		

Inclusions: All appliances and house sold as-is.

Priced to move... Full of history, charm, and character, this Heritage home in desirable Crescent Heights offers a rare opportunity to own a piece of Calgary's past. From the welcoming covered front porch of 110sqft, to the 9-foot handcrafted wood-coffered ceilings, tall stained baseboards, and rustic hardwood floors, this home is filled with details that are hard to find today. Enjoy your 2 large, front upstairs and main floor, South facing balconies and interior space totalling 1400sqft. The parlour-den room features a classic brick fireplace, while the bright white kitchen is ready for your own ideas, personal touches or just put the painted cabinets back on. Whether you're looking to preserve its original character or update it over time, this home offers endless potential. Up the solid fir staircase are 3 bedrooms w/ a massive master bedroom, and a 4-piece bathroom complete with a clawfoot soaker tub. Updates over the years include the furnace, electrical & H2O tank. The basement also offers future development potential, with some framing already in place. Outside, enjoy low-maintenance front and rear yards, a single O/S detached garage, and an additional small rear parking stall. Just two blocks from the Crescent Heights bluff with incredible city and mountain views, close to schools, parks, pathways, and only a 15-minute walk to downtown. Perfect for first-time buyers, singles, couples, down-sizers, reno-lovers, investors or anyone who appreciates the warmth and character of a historic home. Priced aggressively for a quick sale.