

\$895,000 - 2316 12 Avenue Northwest, Calgary

MLS® #A2031450

\$895,000

4 Bedroom, 2 Bathroom, 1,405 sqft
Residential on 0.17 Acres

Hounsfeld Heights/Briar Hill, Calgary, Alberta

Take advantage of this rare opportunity in one of the most sought-after neighbourhoods in the NW, Briar Hill. This west-facing bungalow is sitting on a large

7459 sqft Corner Lot. Whether you want to restore this cozy bungalow, or potentially start a build, the opportunities are there for you.

With 4 bedrooms and 2 full baths and a developed basement, this bungalow will easily fit your growing family. It's located right in the heart of briar hill, surrounded by prestigious, multi-million dollar homes.

Don't miss out and come have a look at this fantastic opportunity with your favourite realtor today.



Built in 1954

Essential Information

MLS® #	A2031450
Price	\$895,000
Sold Price	\$875,000
Date Sold	March 20th, 2023
Bedrooms	4
Full Baths	2
Square Footage	1,405
Lot SQFT	7,459
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Sold

Community Information

Address 2316 12 Avenue Northwest
Subdivision Hounsfield Heights/Briar Hill
City Calgary
Province Alberta
Postal Code T2N 1K3

Amenities

Parking Spaces 4
Parking Double Garage Detached, Garage Faces Front

Interior

Goods Included No Smoking Home, Storage
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Development Finished, Full
Basement Type Finished, Full
Flooring Carpet, Hardwood, Linoleum

Exterior

Exterior Features Garden, Lighting, Private Yard, Storage
Lot Description Corner Lot, Rectangular Lot, Sloped Up, Views
Roof Asphalt
Construction Concrete, Vinyl Siding
Foundation Poured Concrete
Front Exposure W
Frontage Metres 33.54M 110`0"
Site Influence Corner Lot, Rectangular Lot, Sloped Up, Views

Additional Information

Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX FIRST

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