

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

MLS® #A2031450

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## \$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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Listing information last updated on October 12th, 2024 at 6:20pm MDT