

\$949,900 - 327 12 Avenue Nw, Calgary

MLS® #A2229620

\$949,900

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	\$949,900
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, Oak, Tile
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	141
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.