

\$525,000 - 3219 12 Avenue Se, Calgary

MLS® #A2263824

\$525,000

4 Bedroom, 3.00 Bathroom, 1,033 sqft

Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this updated and inviting 1966 bungalow in the desirable community of Radisson Heights, offering comfort, flexibility, and excellent income potential with a legal basement suite (2020, permitted). The main floor features a bright, open living and dining area with a fireplace, updated flooring, and two generous bedrooms (originally three – wall can easily be reinstalled). The space feels warm and inviting with large windows and plenty of natural light.

The lower level suite includes a kitchen, laundry area, two bedrooms with a Jack & Jill 4-piece bath, and a cozy living space ideal for extended family or a mortgage helper. Recent updates include roof shingles, windows, oversized hot water tank (2019), and refreshed finishes throughout. Enjoy a nice-sized yard, double detached garage, and extra parking pad for added convenience. Centrally located close to schools, parks, shopping, major routes, and the Franklin LRT – only minutes from downtown. A solid inner-city property with great potential for homeowners and investors alike.

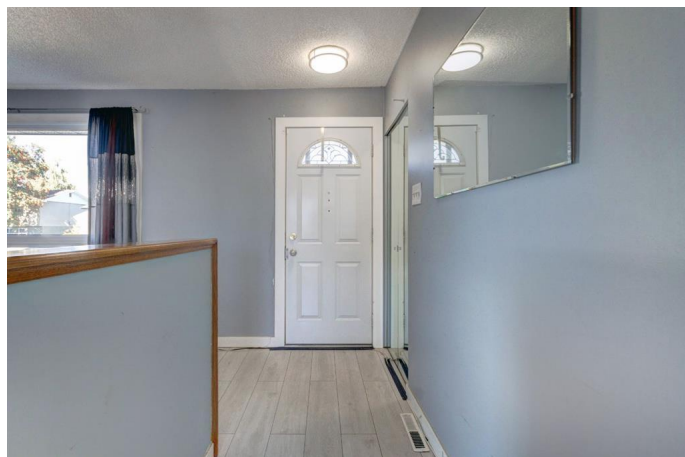
Built in 1966

Essential Information

MLS® # A2263824

Price \$525,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,033
Acres	0.13
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3219 12 Avenue Se
Community	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0G8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Carport
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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