

\$669,900 - 315 12 Avenue Nw, Calgary

MLS® #A2267675

\$669,900

3 Bedroom, 2.00 Bathroom, 731 sqft
Residential on 0.10 Acres

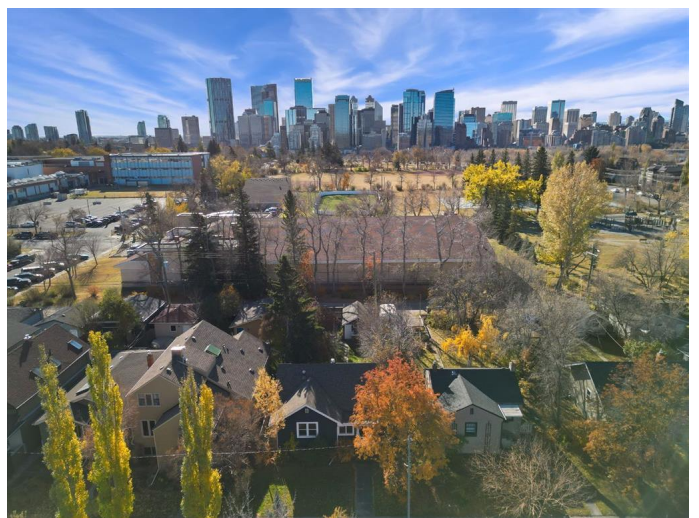
Crescent Heights, Calgary, Alberta

This home offers timeless character, a prime location, and exceptional long-term investment potential. Situated in the heart of Crescent Heights with a sun-soaked south-facing backyard and just steps from Crescent Heights Hill, this property blends inner-city living with a touch of vintage charm. The main level features two comfortable bedrooms and an updated 4-piece bathroom, complete with a relaxing steam shower. The bright kitchen and living spaces make the home feel warm and inviting, while the lower level adds flexibility with an additional bedroom and second 4-piece bathroom, ideal for guests or future development opportunities. Whether you're looking to hold as a rental, move in, or build in the future, this home presents endless possibilities. Currently occupied by exceptional long-term tenants who would love to stay, it's a solid, low-maintenance investment in one of Calgary's most desirable neighbourhoods.

Built in 1942

Essential Information

MLS® #	A2267675
Price	\$669,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	731



Acres	0.10
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	315 12 Avenue Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0C8

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, Open Floorplan, Separate Entrance, Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
-------------	--------------------

Days on Market	4
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.