

# \$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 â€” 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 â€” only minutes from downtown. A solid inner-city property with great potential for homeowners and investors alike.

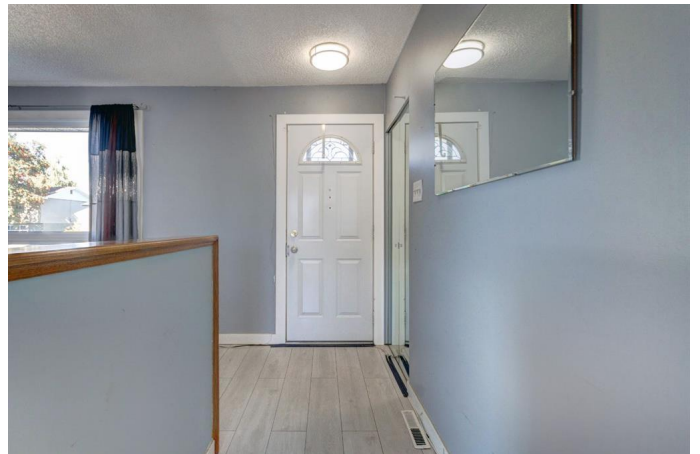
Built in 1966

## 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
Subdivision	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
Zoning	R-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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