206 12 Avenue NE

Calgary | Active | MLS® A2354051

$729,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1935**	**974.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

An opportunity to bring your vision to Crescent Heights. Situated on a 50 x 120 ft lot offering approximately 5,995 sq. ft., 206 12th Avenue NE combines redevelopment potential with the appeal of an established inner-city neighbourhood. The 1935 bungalow offers 974 sq. ft. of above grade interior space and presents an option for buyers looking to take on a renovation project, while the generous lot will appeal to those planning something new. Any future development is subject to municipal approvals and applicable requirements.

The location is a highlight, with the cafés, restaurants and local shops along Edmonton Trail and Centre Street close by. Spend your weekends exploring the neighbourhood, walking through Rotary Park or taking in the downtown skyline from McHugh Bluff. Nearby green spaces, access to the Bow River pathways and proximity to downtown bring together outdoor recreation and city convenience. Whether you’re considering a renovation or exploring the site’s development possibilities, this is an opportunity to invest in a location with plenty to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354051
Bedrooms	3
Bathrooms	1
Year Built	1935
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	974.28 sq. ft.
Main Level Finished Area:	974.28 sq. ft.

Below Grade Finished Area:	782.99 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1935 (Age: 91)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	470P
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, None, Washer Hookup
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Electric Stove, Microwave, Refrigerator
Inclusions:	N/A
Restrictions:	Mineral Rights
Main Floor	Bedroom · 11' × 10'7" ·
Main Floor	Dining Room · 12' × 9'2" ·
Main Floor	Kitchen · 10'3" × 9' ·
Main Floor	Living Room · 13'6" × 12' ·
Main Floor	Bedroom - Primary · 11'2" × 10'7" ·
Main Floor	Sunroom/Solarium · 9'10" × 9'2" ·
Lower Level	Bedroom · 11' × 8'4" ·
Lower Level	Family Room · 10'10" × 8'5" ·
Lower Level	Office · 13'8" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks, Separate Entrance, Wood Windows
Exterior Features:	Private Yard
Patio And Porch Features:	None

Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-12-avenue-ne-calgary-a2354051/

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