

\$1,100,000 - 3011 12 Avenue Sw, Calgary

MLS® #A2196177

\$1,100,000

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.17 Acres

Shaganappi, Calgary, Alberta

Situated on a 60x124 LOT with H-GO zoning in the highly sought-after Shaganappi neighborhood Located next to the LRT station, it offers exceptional connectivity and high rental demand, making it an excellent investment opportunity.

Currently, this property features a beautifully renovated bungalow with an illegal basement suite, providing great potential for rental income while planning future development.

The main floor boasts a spacious layout with 2 bedrooms, a living room, dining room, kitchen, and a 4-piece bath. The separate-entry basement includes 2 additional bedrooms, a large rec room, a kitchen, a 4-piece bath, and laundry, making it a turnkey rental opportunity.

Hold and rent or redevelop for maximum returns—this prime location offers endless possibilities! Don't miss out on this rare opportunity!

Built in 1954

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2196177 |
| Price | \$1,100,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 938 |
| Acres | 0.17 |



| | |
|------------|-------------|
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3011 12 Avenue Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0S5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Carport, Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Fire Pit |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Block |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 139 |
| Zoning | H-GO |

Listing Details

Listing Office

CIR Realty

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