$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 returnsâ€"this prime location offers endless possibilities! Donâ€™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	44
Zoning	H-GO

Listing Details

Listing Office   CIR Realty