\$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! 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 Finished, Full, Exterior Entry

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 250 Zoning H-GO

Listing Details

Listing Office CIR Realty

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