

# \$749,000 - 2985 12 Avenue Sw, Calgary

MLS® #A2216739

**\$749,000**

4 Bedroom, 5.00 Bathroom, 1,807 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

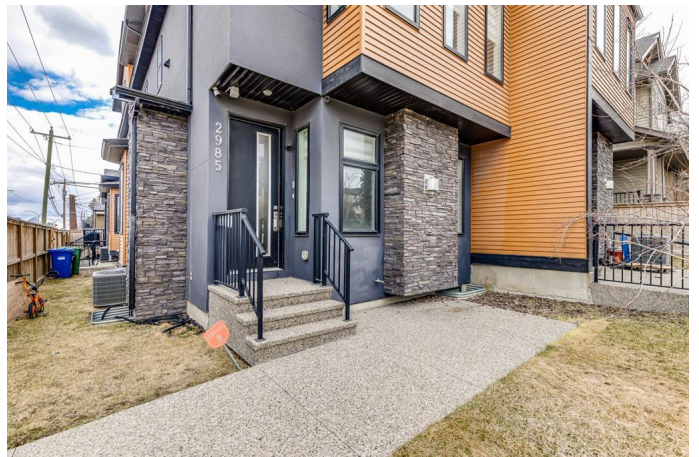
Welcome to urban townhouse living at its absolute finest. This 4-level, air-conditioned executive townhome offers 2,373 sq ft of luxurious, fully developed space featuring 4 bedrooms and 4.5 bathrooms, thoughtfully designed for both upscale entertaining and everyday comfort.

Perfectly positioned in Shaganappi, this residence places you just steps to the C-Train, Westbrook Mall, 17th Avenue, and only minutes from downtown. Yet what truly sets this home apart is its panoramic west-facing views of the Shaganappi Golf Course – a rare and breathtaking backdrop for city living.

From the moment you step inside, the elevated design and meticulous attention to detail are undeniable: luxury vinyl plank flooring, two-toned custom cabinetry, quartz countertops, a walk-in pantry, designer lighting, and a high-end appliance package all contribute to a home that is both refined and functional.

The main floor is tailored for entertaining, offering an expansive living area, generous dining space, and a chef-inspired kitchen with direct access to the walk-in pantry.

Upstairs, the second level showcases two well-appointed bedrooms – each with their own private ensuite – as well as a dedicated laundry room.



The third-level retreat is nothing short of spectacular: over 550 sq ft of elevated living, including a stylish lounge space, private west-facing balcony, spa-calibre steam shower, and a sprawling primary bedroom sanctuary with sweeping views.

The fully finished lower level adds yet another layer of versatility with a spacious family/media room, fourth bedroom, and a fourth full bathroom â€” perfect for guests or multigenerational living.

This is not your average townhome â€” itâ€™s an elevated inner-city lifestyle, surrounded by amenities and set against an unexpected, natural backdrop.

Built in 2017

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2216739      |
| Price          | \$749,000     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,807         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2985 12 Avenue Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 5Z6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance                               |
| Lot Description   | Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 48            |
| Zoning         | M-CG          |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.