

# \$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 | 83                  |
| Zoning         | H-GO                |

### Listing Details

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