

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

MLS® #A2196177

\$1,100,000

4 Bedroom, 2.00 Bathroom, 938 sqft

Single Family 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! (id:6289)

Built in 1954

Essential Information

Listing #	A2196177
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Square Footage	938
Acres	0.17
Year Built	1954
Type	Single Family



Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3011 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C0S5

Amenities

Amenities	Playground, Schools, Shopping
Features	No Smoking Home
Parking Spaces	2
Parking	Carport, Parking Pad
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office	CIR Realty
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