# \$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

T3C 0S5

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta

#### **Amenities**

Postal Code

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 249

Zoning H-GO

## **Listing Details**

#### Listing Office CIR Realty

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