

\$4,199,999 - 2925 12 Avenue Sw, Calgary

MLS® #A2103420

\$4,199,999

0 Bedroom, 0.00 Bathroom, 4,566 sqft

Multi-Family on 0.00 Acres

Shaganappi, Calgary, Alberta

Shag 5 combines thoughtful design with a favorable location within the community of Shaganappi Point. The transit-oriented project is comprised of 10 units and is fully leased.

Fully leased at market rents as of October 2023

9.2% increase in the average effective rent Y-O-Y

Rapidly shrinking vacancies and no provincial control on rent increase led to the fastest rent growth the metro has seen since 2008.

Total Number of Units 10

Year Built 2022

Parking: 5 covered stalls with ample street parking

Zoning: M-C2

Number of Stories: 2.5

Occupancy: 100%

Financing: CMHC assumable at 4.47% (conditions apply)

Site Area: 712 sm (7672 sqft / 0.071 ha)

Building Footprint: 424 sm (4566 sqft)

Built in 2022

Essential Information

MLS® # A2103420

Price \$4,199,999

Sold Price \$3,850,000

Bathrooms 0.00



Square Footage	4,566
Acres	0.00
Year Built	2022
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	2925 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3T3

Amenities

Parking Spaces	5
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Interior

Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
# of Stories	2

Additional Information

Date Listed	January 24th, 2024
Date Sold	September 20th, 2024
Days on Market	240
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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