

\$699,990 - 2853 12 Avenue Sw, Calgary

MLS® #A2109826

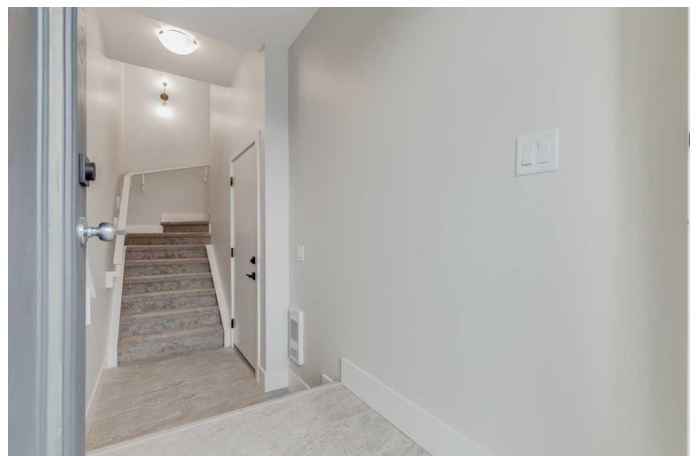
\$699,990

3 Bedroom, 4.00 Bathroom, 1,639 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

BRAND NEW dual balcony townhome with top floor LOFT steps to Bow Trail! Walk into this gorgeous 3-bed, 4-bath modern townhome built in 2023 that features a double garage, two balconies, brand-new stainless steel appliances, a gas fireplace and much more! The front door opens into a foyer with an attached double garage and extra storage on the main level. On the 2nd floor, you will find a bright open-concept floor plan including a living room with a gas fireplace, a central dining room and a kitchen with an eat-in island. The 2nd-floor living room has large north-facing windows, letting in light year-round, as well as a walk-in pantry off of the kitchen and a 2-piece bathroom for guests. Next up is the 3rd floor, there is your first balcony off of the landing, which is perfect for sipping your morning coffee while enjoying the view! The 3rd floor has a dual master layout with 2 primary bedrooms located across the hall from each other offering enhanced privacy. Both rooms offer large windows, a walk-in closet and luxurious 5 piece ensuite bathrooms with dual vanity sinks. The laundry room completes this level. Going up the stairs to the loft, you will find a flexible space which can be used in many different ways, like a home office, rec room, home gym or a spare 3rd bedroom complete with another 3-piece bathroom with a walk-in shower. From the loft, step out onto the rooftop patio offering breathtaking views of Shaganappi Golf Course and Calgary's Downtown Skyline. This outdoor



space would be perfect for entertaining as it could easily fit outdoor loungers and a fire table. The location of this townhome is incredible: Westbrook Mall for all your shopping needs, Steps to the Bow River to unwind in nature and 2 blocks away from the Shaganappi Point LRT Station making your commute to downtown or virtually anywhere in the city remarkably quick and easy. This home gives you all the space you need without having to sacrifice a great inner-city location.

Built in 2023

Essential Information

MLS® #	A2109826
Price	\$699,990
Sold Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,639
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2853 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1L7

Amenities

Amenities	Other
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Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 27th, 2024
Days on Market	33
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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