

\$525,000 - 3007 12 Avenue Sw, Calgary

MLS® #A2116112

\$525,000

3 Bedroom, 2.00 Bathroom, 780 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

ATTENTION INVESTORS/ FIRST TIME HOME BUYERS!! Welcome to this 4 Level Split semi detached home nestled in a vibrant neighborhood and convenient amenities nearby. As you step inside, you're greeted by an open-concept living space flooded with natural light and vaulted ceiling. Up a few steps with glass railing leads to the kitchen which features stainless steel appliances, quartz countertops and a spacious island, perfect for casual family meals. Downstairs features two bedrooms along with a flex room that would be perfect for a home office. On the lower level a spacious finished basement provides additional living space. With its modern design, high quality finishings, and attention to detail this renovated duplex offers the perfect living space. Fantastic location across the street from C-train, walking distance to all amenities including Safeway, Walmart, restaurants, and only 5 mins drive to downtown. This is an excellent property for first-time buyers or investors. 3009, the other side of the semi-detached is also for sale. Don't miss this opportunity.

Built in 1973

Essential Information

MLS® #	A2116112
Price	\$525,000
Sold Price	\$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	780
Acres	0.07
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	3007 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0S5

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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