

\$895,000 - 3011 12 Avenue Sw, Calgary

MLS® #A2118526

\$895,000

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.17 Acres

Shaganappi, Calgary, Alberta

The property is located within 500 meters from Shaganappi Point LRT Station and 700 meters away from the Westbrook LRT Station.

Currently zoned R-C2. With the rezoning changes announced by the city of Calgary, this will be an amazing investment! Incredibly solid well built raised bungalow sits on the lot. New shingle roof was added in 2022. The house was fully renovated (stripped down to the studs and rebuilt inside) in 2006, including electrical, plumbing and windows. It offers two very spacious units up and down (the basement suite is illegal). Both suites are 2 bedroom/1 bathroom with large living rooms and kitchens. Both units have plenty of large windows. Separate entrances to each unit plus a shared laundry. Both units are rented out to great tenants, but the seller can easily provide a vacant possession. Drive in the area and see the amount of construction and development that's happening here! This is your golden opportunity to purchase a fantastic building site or a super holding property! Do not wait! It will not last long!

Built in 1954

Essential Information

MLS® #	A2118526
Price	\$895,000
Sold Price	\$910,000
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	Sold

Community Information

Address	3011 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0S5

Amenities

Parking Spaces	6
Parking	Alley Access, Driveway, Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	April 1st, 2024
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Date Sold	April 5th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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