

# \$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 returns—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
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0S5

### **Amenities**

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	Exterior Entry, Finished, Full

### **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	159
Zoning	H-GO

### **Listing Details**

Listing Office

CIR Realty

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