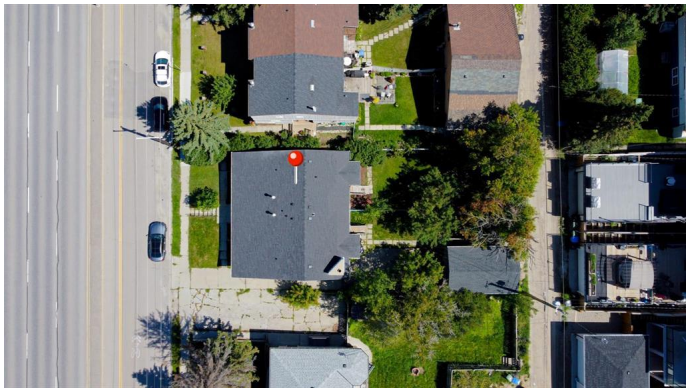
$539,999 - 3007 12 Avenue Sw, Calgary

MLS® #A2244490

$539,999
2 Bedroom, 2.00 Bathroom, 778 sqft
Residential on 0.07 Acres



Shaganappi, Calgary, Alberta

ATTENTION INVESTORS & FIRST-TIME BUYERS!
This fully renovated 4-level split semi-detached home offers over 1,500 sq ft of thoughtfully designed living space in the sought-after community of Shaganappiâ€”just minutes from downtown and steps from transit, shops, and more.

Step into a bright, open-concept layout featuring vaulted ceilings, expansive windows, and natural light throughout. Up a few steps, a modern glass railing leads to the upgraded kitchen showcasing quartz countertops, stainless steel appliances, and a large islandâ€”ideal for entertaining or casual dining.

The lower levels provide incredible versatility with two spacious bedrooms and a flex room perfect for a home office, gym, or guest suite. The fully finished basement adds even more functional spaceâ€”ideal for a rec room, media lounge, or extra storage.

Step outside to a beautifully landscaped backyard, perfect for enjoying summer evenings, weekend BBQs, or simply relaxing in your own private outdoor retreat.

With modern finishings, contemporary design, and turn-key condition, this home is ready for you to move in or start generating rental income.

Unbeatable location: Walk to the C-Train, Safeway, Walmart, restaurants, and more. Only a 5-minute drive to downtown.

Whether you're looking to invest or get into the market, this is a rare opportunity offering exceptional value in an incredible location.

Built in 1973

Essential Information

MLS® #	A2244490
Price	$539,999
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	778
Acres	0.07
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

Community Information

Address	3007 12 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0S5

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
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, City Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	19
Zoning	RC-2

Listing Details

Listing Office	RE/MAX First

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