

# \$550,000 - 3007 12 Avenue Sw, Calgary

MLS® #A2244490

**\$550,000**

2 Bedroom, 2.00 Bathroom, 778 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

## ATTENTION INVESTORS & FIRST-TIME BUYERS!

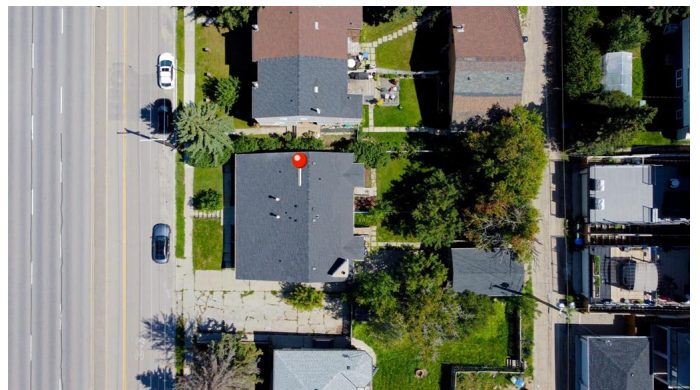
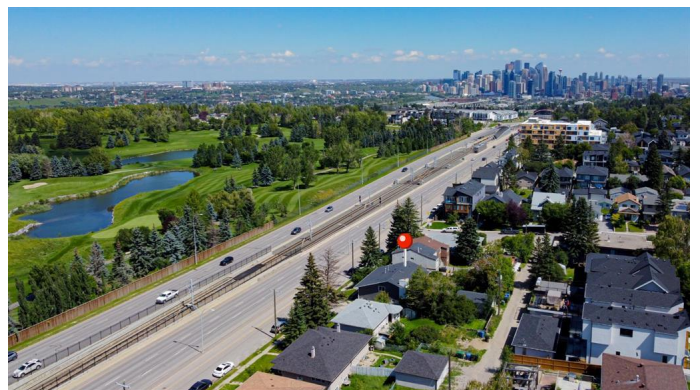
This fully renovated 4-level split semi-detached home offers over 1,500 sq ft of thoughtfully designed living space in the sought-after community of Shaganappi—just minutes from downtown and steps from transit, shops, and more.

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 island—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 space—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	\$550,000
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)
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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, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	RC-2

## Listing Details

Listing Office	RE/MAX First
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