



## 3011 12 Avenue Calgary Alberta

\$1,100,000

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! (id:6769)

Bedroom 11.58 Ft x 11.42 Ft

Laundry room 7.33 Ft x 11.00 Ft

Furnace 6.25 Ft x 5.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.83 Ft x 9.67 Ft

Kitchen 11.33 Ft x 7.42 Ft

Recreational, Games room 11.58 Ft x 12.42 Ft

Bedroom 12.50 Ft x 9.50 Ft

Kitchen 11.75 Ft x 11.92 Ft

Primary Bedroom 12.50 Ft x 13.92 Ft

Dining room 11.58 Ft x 8.42 Ft

Living room 13.25 Ft x 16.42 Ft

4pc Bathroom 8.25 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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