



1517 12 Avenue Calgary Alberta

\$730,000

Welcome to 1517 12 Avenue SW, where timeless 1912 character meets modern inner-city living in one of Calgary's fastest-growing communities--Sunalta. This beautifully updated three-storey home offers over 2,056 square feet of space, featuring five bedrooms, three bathrooms, and the charm of a classic Victorian farmhouse blended with the convenience of today's lifestyle. From the moment you step inside, the home exudes warmth and authenticity. Original architectural details such as a stained-glass window, wood banister, and clawfoot tub create a sense of heritage, while recent updates including a refreshed kitchen, modernized bathrooms, upgraded lighting, and new plumbing offer peace of mind and everyday comfort. Most windows have been replaced, bringing in abundant natural light throughout the home, and the thoughtful floorplan allows for both family living and entertaining. The main floor features a bright living room, a generous dining space, a charming breakfast nook off the kitchen, and a convenient powder room. Upstairs, you'll find three spacious bedrooms, a dedicated home office or bonus room just off the primary suite, and two full bathrooms. The outdoor space is a true urban oasis--fully landscaped with high-end artificial turf and a built-in putting green, offering low-maintenance enjoyment year-round. Located just steps from the Bow River pathway system, Kensington, and downtown Calgary, the property is exceptionally well-connected. It's only 900 metres to the Sunalta LRT, 500 metres to Connaught School, and just over 1 kilometre to both Mount Royal School and Western Canada High School. Whether walking, biking, or commuting, this location offers unbeatable access to the city's best. Zoned M-CG d111, the 25' x 130' lot presents incredible long-term potential for redevelopment. Whether you envision a duplex, multi-residential project, or a charming laneway hom...

3pc Bathroom 7.33 Ft x 7.00 Ft

3pc Bathroom 6.58 Ft x 9.25 Ft

Bedroom 12.42 Ft x 10.42 Ft

Bedroom 11.58 Ft x 10.67 Ft

Den 11.08 Ft x 6.50 Ft

Primary Bedroom 12.33 Ft x 11.08 Ft

Bedroom 8.00 Ft x 11.17 Ft

Loft 8.58 Ft x 12.83 Ft

2pc Bathroom 3.42 Ft x 7.25 Ft

Breakfast 7.67 Ft x 10.00 Ft

Dining room 12.00 Ft x 12.50 Ft

Kitchen 11.25 Ft x 10.42 Ft

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Listing Presented By:



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Bedroom 8.58 Ft x 12.00 Ft

Living room 12.83 Ft x 17.67 Ft