



2985 12 Avenue Calgary Alberta

\$700,000

Welcome to urban townhouse living at its absolute finest. This 4-level, air-conditioned executive townhome offers 2,373 sq ft of luxurious, fully developed space featuring 4 bedrooms and 4.5 bathrooms, thoughtfully designed for both upscale entertaining and everyday comfort. Perfectly positioned in Shaganappi, this residence places you just steps to the C-Train, Westbrook Mall, 17th Avenue, and only minutes from downtown. Yet what truly sets this home apart is its panoramic west-facing views of the Shaganappi Golf Course -- a rare and breathtaking backdrop for city living. From the moment you step inside, the elevated design and meticulous attention to detail are undeniable: luxury vinyl plank flooring, two-toned custom cabinetry, quartz countertops, a walk-in pantry, designer lighting, and a high-end appliance package all contribute to a home that is both refined and functional. The main floor is tailored for entertaining, offering an expansive living area, generous dining space, and a chef-inspired kitchen with direct access to the walk-in pantry. Upstairs, the second level showcases two well-appointed bedrooms--each with their own private ensuite--as well as a dedicated laundry room. The third-level retreat is nothing short of spectacular: over 550 sq ft of elevated living, including a stylish lounge space, private west-facing balcony, spa-calibre steam shower, and a sprawling primary bedroom sanctuary with sweeping views. The fully finished lower level adds yet another layer of versatility with a spacious family/media room, fourth bedroom, and a fourth full bathroom -- perfect for guests or multigenerational living. This is not your average townhome -- it's an elevated inner-city lifestyle, surrounded by amenities and set against an unexpected, natural backdrop. (id:6769)

3pc Bathroom 5.00 Ft x 12.58 Ft
4pc Bathroom 5.00 Ft x 10.75 Ft
Bedroom 12.08 Ft x 10.83 Ft
Laundry room 6.08 Ft x 7.92 Ft
Primary Bedroom 13.00 Ft x 14.50 Ft
3pc Bathroom 5.58 Ft x 12.58 Ft
Bedroom 14.25 Ft x 10.83 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft
Bedroom 10.92 Ft x 10.92 Ft
Recreational, Games room 18.83 Ft x 13.58 Ft
Furnace 5.75 Ft x 10.83 Ft
2pc Bathroom 4.50 Ft x 5.25 Ft
Dining room 16.42 Ft x 11.75 Ft
Kitchen 12.25 Ft x 10.83 Ft

Listing Presented By:



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Family room 16.58 Ft x 13.25 Ft

Living room 17.58 Ft x 14.00 Ft