



3007 12 Avenue Calgary Alberta

\$539,999

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. (id:6769)

Primary Bedroom 9.50 M x 12.10 M

Bedroom 8.10 M x 11.70 M

Office 6.20 M x 7.50 M

3pc Bathroom 5.00 M x 8.50 M

Family room 12.70 M x 12.70 M

Laundry room 4.11 M x 5.70 M

Furnace 5.10 M x 6.10 M

Other 5.50 M x 6.10 M

Living room 13.50 M x 13.80 M

Kitchen 9.50 M x 14.60 M

Dining room 6.10 M x 14.50 M

2pc Bathroom 5.10 M x 6.30 M

Listing Presented By:



Originally Listed by:
RE/MAX First



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca