



3007 12 Avenue Calgary Alberta

\$539,000

Welcome to this beautifully renovated 4-level split semi-detached home offering stylish inner-city living in an unbeatable location. Thoughtfully updated throughout, this property combines modern finishes with a functional layout designed for today's lifestyle. The main level features soaring vaulted ceilings and large windows that fill the space with natural light. The open-concept living and dining area is ideal for entertaining or relaxing at home. Just a few steps up, the elevated kitchen overlooks the living space through sleek glass railings, adding architectural interest and a sense of openness. Complete with stainless steel appliances, quartz countertops, and a large central island, this kitchen is both practical and impressive. The lower levels provide excellent separation of space. Two well-sized bedrooms offer privacy and comfort, while a versatile flex room is perfect for a home office, gym, or hobby space. The fully developed fourth level adds a spacious family room, ideal for movie nights, a media lounge, or additional living space to suit your needs. Quality finishes and attention to detail are evident throughout. Location is exceptional. Situated directly across from Shaganappi Point C-Train station, commuting downtown is quick and convenient. The city core is just minutes away, and you are within walking distance to Safeway, Walmart, and a variety of shops and restaurants. An outstanding opportunity for first-time buyers, professionals, or investors looking for a move-in-ready property in a prime transit-oriented location. (id:6769)

Family room 12.75 Ft x 12.58 Ft
Laundry room 5.50 Ft x 5.00 Ft
Furnace 6.92 Ft x 5.50 Ft
Primary Bedroom 12.83 Ft x 9.42 Ft
Bedroom 11.67 Ft x 8.83 Ft
Office 7.25 Ft x 6.17 Ft
3pc Bathroom 8.33 Ft x 5.00 Ft

Living room 15.42 Ft x 13.58 Ft
Foyer 11.08 Ft x 5.67 Ft
Kitchen 14.00 Ft x 9.50 Ft
Dining room 14.42 Ft x 9.83 Ft
2pc Bathroom 6.25 Ft x 5.25 Ft
Breakfast 8.92 Ft x 6.75 Ft
Other 7.50 Ft x 6.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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