



GRASSROOTS
REALTY GROUP

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3007 12 Avenue SW
Calgary, Alberta

MLS # A2244490



\$550,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	778 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: None

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.