



**3007 12 Avenue SW  
Calgary, Alberta**

**MLS # A2289967**



**\$539,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Attached-Side by Side		
<b>Size:</b>	779 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

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.