



780-380-6207
 meghan@meghanrobinson.net

3011 12 Avenue SW
 Calgary, Alberta

MLS # A2196177



\$1,100,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Shaganappi | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 938 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Carport, Driveway, Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | H-GO |
| Foundation: | Block | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: NONE

Situated on a 60x124 LOT with H-GO zoning in the highly sought-after Shaganappi neighborhood Located next to the LRT station, it offers exceptional connectivity and high rental demand, making it an excellent investment opportunity. Currently, this property features a beautifully renovated bungalow with an illegal basement suite, providing great potential for rental income while planning future development. The main floor boasts a spacious layout with 2 bedrooms, a living room, dining room, kitchen, and a 4-piece bath. The separate-entry basement includes 2 additional bedrooms, a large rec room, a kitchen, a 4-piece bath, and laundry, making it a turnkey rental opportunity. Hold and rent or redevelop for maximum returns—this prime location offers endless possibilities! Don’t miss out on this rare opportunity!