

**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!