



THE
A-TEAM

**RE/MAX
FIRST**

3011 12 Avenue, Calgary T3C 0S5

MLS®#: **A2196177**

Area: **Shaganappi**

Listing Date: **02/26/25**

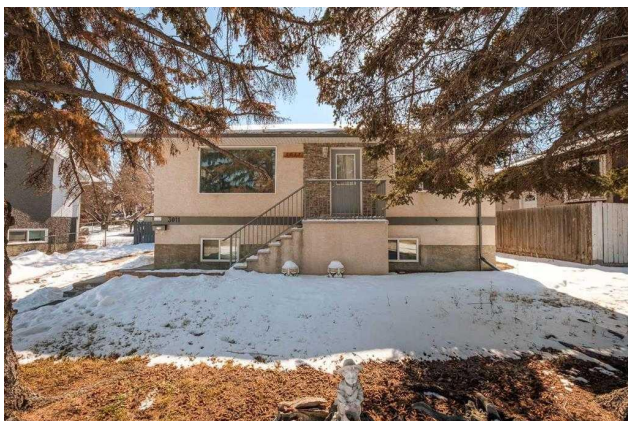
List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **7,427 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Alley Access, Carport, Driveway, Parking Pad**

DOM

0

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stucco, Wood Frame**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	12`6" x 9`6"
Bedroom - Primary	Main	12`6" x 13`11"
Laundry	Lower	7`4" x 11`0"
4pc Bathroom	Lower	0`0" x 0`0"
Living Room	Main	13`3" x 16`5"
Kitchen	Lower	11`4" x 7`5"
4pc Bathroom	Main	8`3" x 7`0"

Room	Level	Dimensions
Kitchen	Main	11`9" x 11`11"
Bedroom	Lower	11`7" x 11`5"
Furnace/Utility Room	Lower	6`3" x 5`11"
Dining Room	Main	11`7" x 8`5"
Bedroom	Lower	11`10" x 9`8"
Game Room	Lower	11`7" x 12`5"

Title:
Fee Simple
Legal Desc:

Zoning:
H-GO

8033FW

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **NONE
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

