



## 3011 12 Avenue SW, Calgary, Alberta - \$1,100,000



Main Photo

### Property Description

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!



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