



3007 12 Avenue SW, Calgary, Alberta - \$539,999



Main Photo

Property Description

ATTENTION INVESTORS & FIRST-TIME BUYERS!

This fully renovated 4-level split semi-detached home offers over 1,500 sq ft of thoughtfully designed living space in the sought-after community of Shaganappi—just minutes from downtown and steps from transit, shops, and more.

Step into a bright, open-concept layout featuring vaulted ceilings, expansive windows, and natural light throughout. Up a few steps, a modern glass railing leads to the upgraded kitchen showcasing quartz countertops, stainless steel appliances, and a large island—ideal for entertaining or casual dining.

The lower levels provide incredible versatility with two spacious bedrooms and a flex room perfect for a home office, gym, or guest suite. The fully finished basement adds even more functional space—ideal for a



rec room, media lounge, or extra storage.

Step outside to a beautifully landscaped backyard, perfect for enjoying summer evenings, weekend BBQs, or simply relaxing in your own private outdoor retreat.

With modern finishings, contemporary design, and turn-key condition, this home is ready for you to move in or start generating rental income.

Unbeatable location: Walk to the C-Train, Safeway, Walmart, restaurants, and more. Only a 5-minute drive to downtown.

Whether you're looking to invest or get into the market, this is a rare opportunity offering exceptional value in an incredible location.

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