



2985 12 Avenue SW, Calgary, Alberta - \$700,000



Main Photo

Property Description

Welcome to urban townhouse living at its absolute finest. This 4-level, air-conditioned executive townhome offers 2,373 sq ft of luxurious, fully developed space featuring 4 bedrooms and 4.5 bathrooms, thoughtfully designed for both upscale entertaining and everyday comfort.

Perfectly positioned in Shaganappi, this residence places you just steps to the C-Train, Westbrook Mall, 17th Avenue, and only minutes from downtown. Yet what truly sets this home apart is its panoramic west-facing views of the Shaganappi Golf Course — a rare and breathtaking backdrop for city living.



From the moment you step inside, the elevated design and meticulous attention to detail are undeniable: luxury vinyl plank flooring, two-toned custom cabinetry, quartz countertops, a walk-in pantry, designer lighting, and a high-end appliance package all contribute to a home that is both refined and functional.

The main floor is tailored for entertaining, offering an expansive living area, generous dining space, and a chef-inspired kitchen with direct access to the walk-in pantry.

Upstairs, the second level showcases two well-appointed bedrooms—each with their own private ensuite—as well as a dedicated laundry room.

The third-level retreat is nothing short of spectacular: over 550 sq ft of elevated living, including a stylish lounge space, private west-facing balcony, spa-calibre steam shower, and a sprawling primary bedroom sanctuary with sweeping views.

The fully finished lower level adds yet another layer of versatility with a spacious family/media room, fourth bedroom, and a fourth full bathroom — perfect for guests or multigenerational living.

This is not your average townhome — it's an elevated inner-city lifestyle, surrounded by amenities and set against an unexpected, natural backdrop.

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