

\$700,000 - 2985 12 Avenue Sw, Calgary

MLS® #A2248524

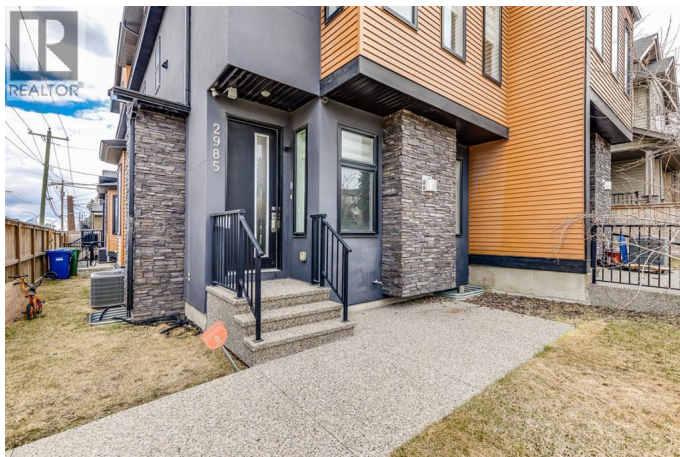
\$700,000

4 Bedroom, 5.00 Bathroom, 1,807 sqft

Single Family

Shaganappi, Calgary, Alberta

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. (id:6289)

Built in 2017

Essential Information

| | |
|----------------|--------------------|
| Listing # | A2248524 |
| Price | \$700,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Half Baths | 1 |
| Square Footage | 1,807 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Condominium/Strata |

Community Information

| | |
|-------------|-------------------|
| Address | 2985 12 Avenue Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3H5Z6 |

Amenities

| | |
|----------------|--|
| Amenities | Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping |
| Features | See remarks, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup, Parking |
| Parking Spaces | 1 |
| Parking | Detached Garage |
| # of Garages | 1 |

Interior

| | |
|------------|---|
| Appliances | Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan, Window Coverings, Garage door opener |
|------------|---|

| | |
|-----------------|--------------------------|
| Heating | Natural gas Forced air |
| Cooling | Central air conditioning |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| # of Stories | 3 |
| Has Basement | Yes |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior | Stone, Stucco, Vinyl siding |
| Exterior Features | Landscaped, Lawn |
| Construction | Wood frame |
| Foundation | Poured Concrete |

Listing Details

Listing Office Real Broker



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