

\$749,000 - 2985 12 Avenue Sw, Calgary

MLS® #A2216739

\$749,000

4 Bedroom, 5.00 Bathroom, 1,807 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

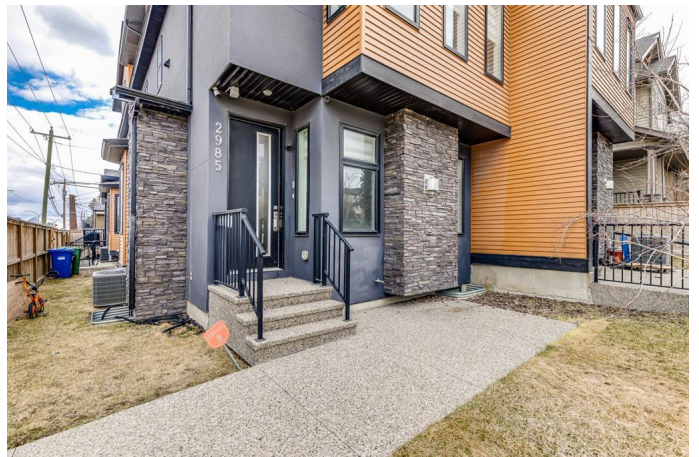
Welcome to urban townhouse living at its absolute finest. This 4-level, air-conditioned executive townhome offers 2,373 sq ft of luxurious, fully developed space featuring 4 bedrooms and 4.5 bathrooms, thoughtfully designed for both upscale entertaining and everyday comfort.

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 â€” 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 bedroomsâ€”each with their own private ensuiteâ€”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 â€” perfect for guests or multigenerational living.

This is not your average townhome â€” itâ€™s an elevated inner-city lifestyle, surrounded by amenities and set against an unexpected, natural backdrop.

Built in 2017

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2216739 |
| Price | \$749,000 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,807 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2985 12 Avenue Sw |
| Subdivision | Shaganappi |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5Z6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Parking |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Steam Room, Walk-In Closet(s), Wired for Sound, Vinyl Windows, Laminate Counters |
| Appliances | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Entrance |
| Lot Description | Few Trees, Front Yard, Landscaped, Lawn, Back Lane, Corner Lot, Level |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 63 |
| Zoning | M-CG |

Listing Details

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