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

MLS® #A2248524

## \$700,000

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€" it's an elevated inner-city lifestyle, surrounded by amenities and set against an unexpected, natural backdrop.

#### Built in 2017

#### **Essential Information**

MLS® # A2248524 Price \$700,000

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

Parking Single Garage Detached

# of Garages 1

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for

Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Range Hood, Refrigerator, Washer, Window Coverings

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 Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn,

Level

Roof Asphalt Shingle

Construction Stone, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed August 13th, 2025

Days on Market 64

Zoning M-CG

**Listing Details** 

## Listing Office Real Broker

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