

# \$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

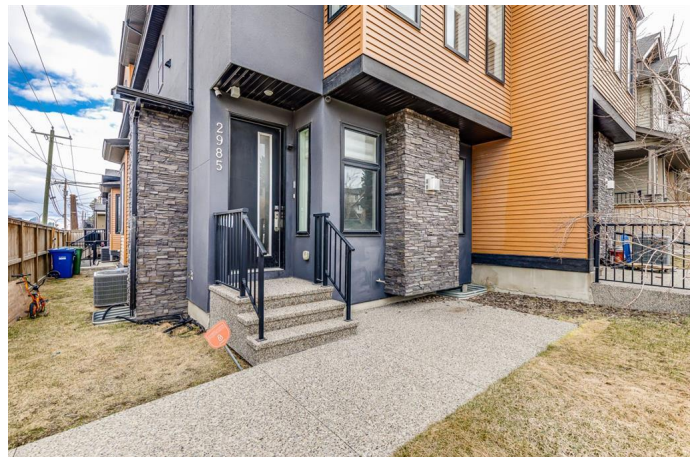
Welcome to urban townhouse living at its absolute finest. This 4-level, air-conditioned executive townhome offers 2,373 sq ft of luxurious, fully developed space featuring 4 bedrooms and 4.5 bathrooms, thoughtfully designed for both upscale entertaining and everyday comfort.

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	55
Zoning	M-CG

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.