1632 12 Avenue SW

Calgary | Active | MLS® A2346300

$710,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2017**	**1,638 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Lethbridge Real Estate.com

A closer look

Nestled in the coveted community of Sunalta, this stunning modern half duplex epitomizes urban living at its finest. With this front half of a front/back split duplex, you don't feel like you are in a duplex at all. Mere minutes from downtown, its prime location offers unparalleled convenience, with all amenities within walking distance. Boasting a detached garage to keep your car out of the weather and adorned with high-end finishes throughout, this residence seamlessly marries style with functionality. Whether you're drawn to its sleek design or its proximity to the pulse of the city, this home is sure to captivate discerning buyers seeking the epitome of contemporary living in an enviable location. Come take a closer look today!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346300
Bedrooms	4
Bathrooms	5
Year Built	2017
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Front/Back
Total Living Area:	1,638 sq. ft.
Below Grade Finished Area:	478.15 sq. ft.
Condo Fee:	$5.00
Condo Fee Includes:	See Remarks
Front Exposure:	South

Entry Level:	0
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	4
Plan:	1811780
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1

Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Sunalta
Amenities:	None
Appliances:	See Remarks
Inclusions:	Dishwasher, Fridge, Electric Stove, Garage Opener and Control(s), Microwave, Washer/Dryer, Wine Fridge
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 12'4" × 9'11" ·
Main Floor	Dining Room · 12'4" × 6'2" ·
Main Floor	Living Room · 16' × 14'9" ·
2nd Floor	Bedroom · 12'1" × 10'6" ·
2nd Floor	Bedroom · 11'11" × 10'11" ·
2nd Floor	Laundry · 8'4" × 3' ·
3rd Floor	Bedroom - Primary · 22'10" × 16' ·
Basement	Bedroom · 11'7" × 8'6" ·
Basement	Family Room · 21'6" × 14'7" ·
Basement	Furnace/Utility Room · 12'2" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	Built-in Features, High Ceilings, Quartz Counters, Storage
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1632-12-avenue-sw-calgary-a2346300/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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