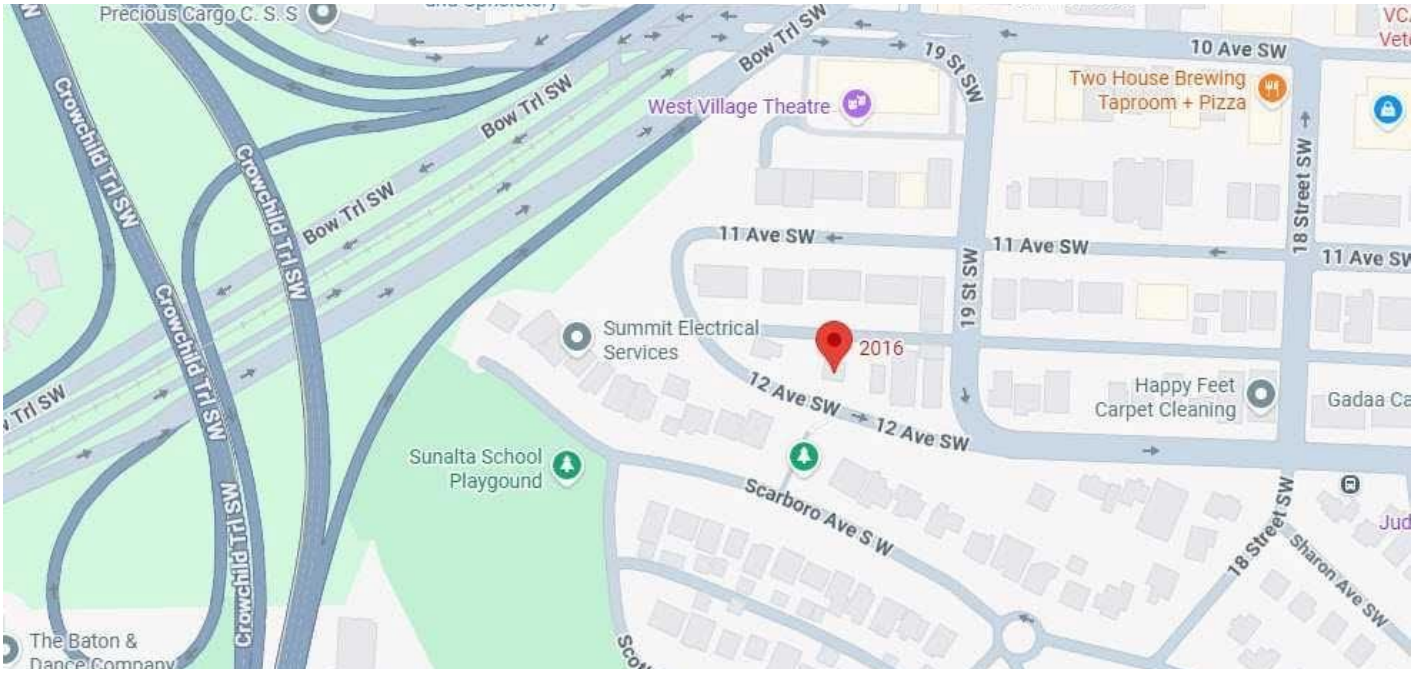
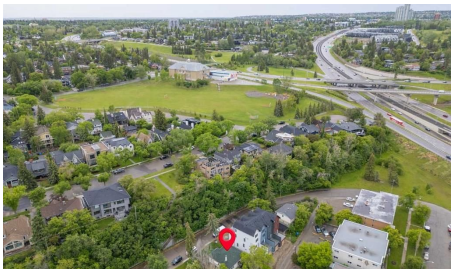
2016 12 Avenue SW

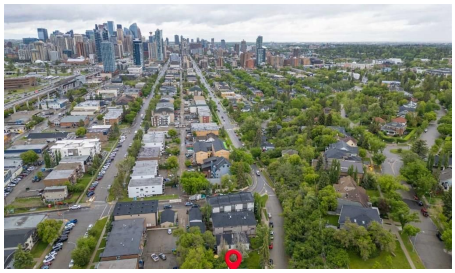
Calgary | Active | MLS® A2320225

$998,899









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1949**	**1,015.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

2016 - 12 Avenue SW | M-C2 With 65 Ft Frontage 541 Sq M / 5,824 Sq Ft Lot | Prime Development Land | House Is Rented For $1,000 Month-To-Month | Great Opportunity To Acquire An Oversized Lot Close To Downtown & On A Very Unique Street | In Calgary's Sunalta Neighborhood | Near Royal Sunalta Park, Shaganappi Park & 22 Street Park | 9 Minute Walk To Sunalta C-Train Station.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320225
Bedrooms	3
Bathrooms	1
Year Built	1949
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,015.65 sq. ft.
Main Level Finished Area:	1,015.65 sq. ft.
Below Grade Finished Area:	1,015.65 sq. ft.
Acreage:	No
Lot Area:	5,823 sq. ft.
Lot Frontage:	65'

Lot Details:	65' x 85' 7" x 60' x 103' 7"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1949 (Age: 77)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	5700AG
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Single Garage Detached

Parking Covered:	0
Parking Places:	2
Parking Total/Covered:	2 / 0
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Sunalta
Appliances:	Electric Stove, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 9'10" × 9'10" ·
Main Floor	Bedroom - Primary · 9'10" × 9'10" ·
Main Floor	Dining Room · 8'2" × 8'2" ·
Main Floor	Bedroom · 8'10" × 8'10" ·
Main Floor	Kitchen · 9'10" × 9'10" ·
Main Floor	Bedroom · 9'2" × 8'10" ·
Basement	Storage · 12'6" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	M-C2
Listed Date:	Jun 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2016-12-avenue-sw-calgary-a2320225/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.