2857 12 Avenue SW

Calgary | Active | MLS® A2349291

$678,786









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2022**	**1,880 sq. ft.**

Your next move starts with a conversation.

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Listed by Coldwell Banker Mountain Central

A closer look

SIMPLY AN UNBEATABLE PRICE for nearly 1,900 sq ft of space, PLUS a double car garage and some of the best, sweeping views you will find anywhere! Welcome to elevated inner-city living in this stylish townhome just steps from Bow Trail and the Shaganappi Point LRT Station. The modern 3-bedroom, 4-bathroom residence combines contemporary elegance with carefully curated living spaces, including two outdoor retreats, a loft-style upper level, and an attached double garage. The entry level offers a spacious foyer, access to the double attached garage, driveway parking, and additional storage. Upstairs, the bright open-concept main floor is designed for both everyday comfort and entertaining featuring luxury vinyl plank flooring, oversized windows, and an inviting gas fireplace. The centrally positioned dining space connects seamlessly to the well-appointed kitchen showcasing dramatic cabinetry, quartz countertops, stainless steel appliances, a gas cooktop, a large island with seating, and a walk-in pantry. A convenient 2-piece powder room and access to the first balcony complete this level. The well-planned third floor features two primary suites. Each bedroom boasts lovely windows, walk-in closet and an indulgent ensuite with large vanity and double sinks. Laundry is conveniently located on this level. The top-floor adds remarkable versatility to the home and is ideal as home office, media lounge, fitness area, guest space, or third bedroom. This level also includes a 3-piece bathroom and access to a stunning rooftop terrace finished with composite decking and glass railings. The sweeping views of the Shaganappi Golf Course and Calgary’s downtown skyline make this impressive outdoor space the perfect spot for entertaining or unwinding on warm evenings under the stars. This END unit offers two front entries with one having a lovely west facing front porch. With Westbrook Mall, the LRT, the Bow River pathway system, 17th Avenue amenities, parks, coffee shops, and restaurants nearby plus quick access to Bow Trail, Crowchild Trail, and downtown Calgary, this location delivers an outstanding blend of urban convenience and established neighbourhood appeal. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349291
Bedrooms	3
Bathrooms	4
Year Built	2022
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,880 sq. ft.
Main Level Finished Area:	697 sq. ft.
Upper Level Finished Area:	1,183 sq. ft.
Condo Fee:	$150.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, See Remarks
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2022 (Age: 4)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	2312276
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shaganappi
Amenities:	None
Appliances:	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 19'6" × 11'3" ·
Main Floor	Kitchen · 20'7" × 8'3" ·
Main Floor	Living Room · 12'8" × 10'6" ·

Main Floor	Foyer · 12'1" × 4'3" ·
Upper Level	Bedroom · 11'8" × 10'11" ·
Upper Level	Bedroom - Primary · 13'10" × 12'7" ·
2nd Floor	Bedroom · 17'4" × 13'4" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Quartz Counters
Exterior Features:	Balcony, Other
Patio And Porch Features:	Balcony(s), Rooftop Patio
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2857-12-avenue-sw-calgary-a2349291/

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