

# \$1,299,900 - 1727 12 Avenue Sw, Calgary

MLS® #A2215116

**\$1,299,900**

0 Bedroom, 0.00 Bathroom, 3,012 sqft

Multi-Family on 0.11 Acres

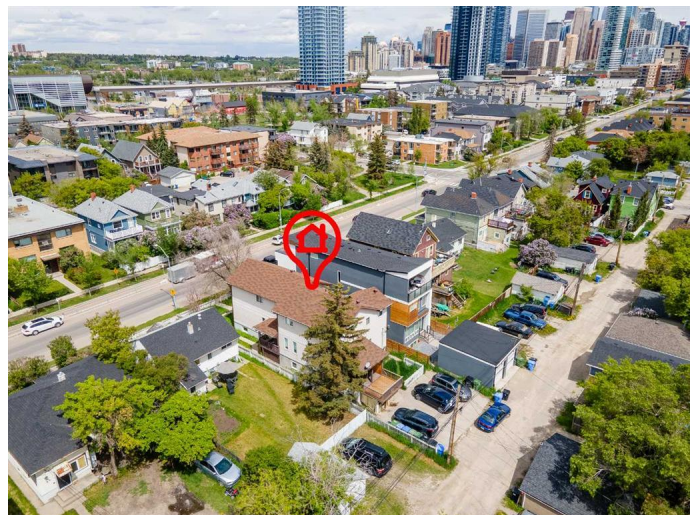
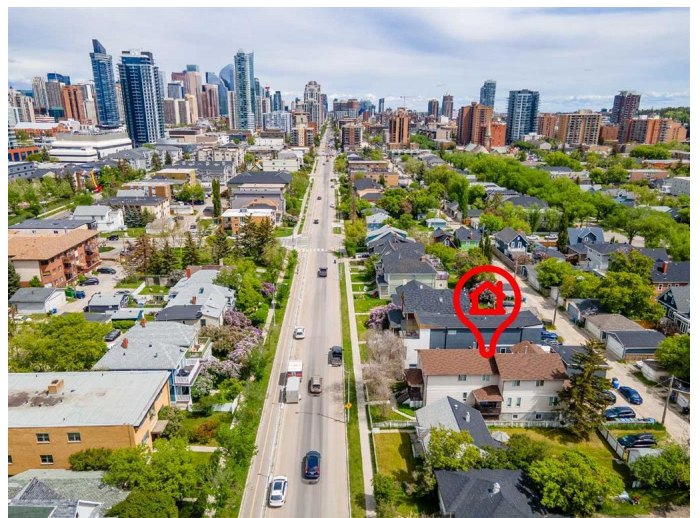
Sunalta, Calgary, Alberta

Prime location and revenue generating property in desirable community of Sunalta, within walking distance to Sunalta C-Train station and a lots of shopping/dining options. Also close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential monthly revenue over \$7000 City assessment as 4-plex available. Both 2 storey units feature 3 bedrooms and laundry; one with a full bath and 2 pc en suite; the other with a full bath, 3 pc en suite, and 2 pc powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. Exceptional revenue and/or development value

Built in 1912

## Essential Information

MLS® #	A2215116
Price	\$1,299,900
Bathrooms	0.00
Square Footage	3,012
Acres	0.11
Year Built	1912
Type	Multi-Family
Sub-Type	4 plex



Style	2 Storey
Status	Active

### Community Information

Address	1727 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R5

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

### Exterior

Roof	Shingle
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### Additional Information

Date Listed	April 25th, 2025
Days on Market	124
Zoning	M-CG

### Listing Details

Listing Office	Royal LePage METRO
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