\$749,800 - 1925 12 Avenue Sw, Calgary

MLS® #A2199276

\$749,800

2 Bedroom, 2.00 Bathroom, 940 sqft Residential on 0.21 Acres

Scarboro, Calgary, Alberta

This home offers exceptional value in Scarboro - just minutes away from downtown and home to Sunalta Elementary School - one of the highest rated elementary schools in Alberta by the Fraser Institute. Welcome to this stylish, character-rich bungalow nestled in the upscale SW neighbourhood of Scarboro. Perfectly blending modern living with classic charm, this attractively renovated home offers a versatile living experience. The main level features 2 bedrooms â€" with a master bedroom that includes laundry hook ups, a 4-piece bathroom, bright living and dining rooms and modern kitchen. The lower level features a bachelor style living space complete with separate entrance, basic kitchen and living areas, 3-piece bathroom and laundry room, which is perfect for hosting family and friends. Set on an expansive 9,030 sq ft lot with 70 ft of frontage, this property is a rare inner city find. Enjoy breathtaking downtown views from the multi-tiered composite deck, complete with a hot tub and unparalleled privacy. The lush, mature trees and thoughtfully designed landscaping create a serene oasis that's perfect for entertaining or unwinding. Recent upgrades completed from 2015 to 2017 include kitchen, roof, windows, electrical panel, interior and exterior paint, deck, and more. Whether you're looking to move in, invest, or develop, this property offers incredible potential. Conveniently located just 5 minutes from downtown, in short proximity to some of Calgary's best schools, close to major







roadways, the Bow River, and city pathways, it combines the best of urban living with a peaceful retreat. Don't miss this unique opportunity!

Built in 1949

Essential Information

MLS® # A2199276 Price \$749,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 940
Acres 0.21
Year Built 1949

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 1925 12 Avenue Sw

Subdivision Scarboro
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0R9

Amenities

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Separate Entrance

Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Landscaped, Many Trees, Private, Secluded

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 4th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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