

# \$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

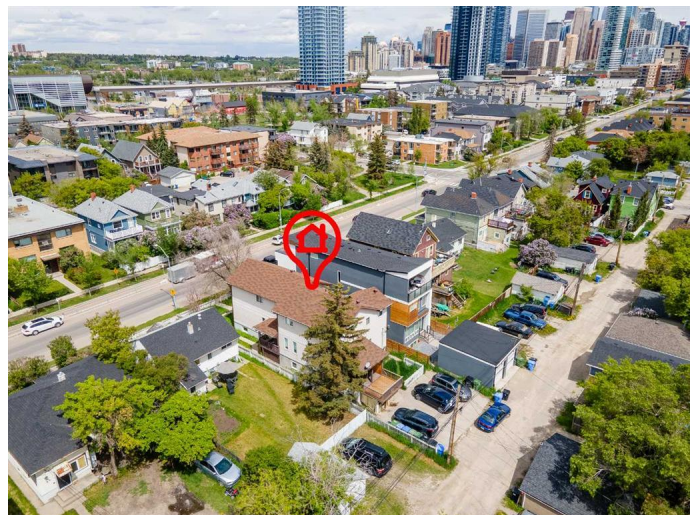
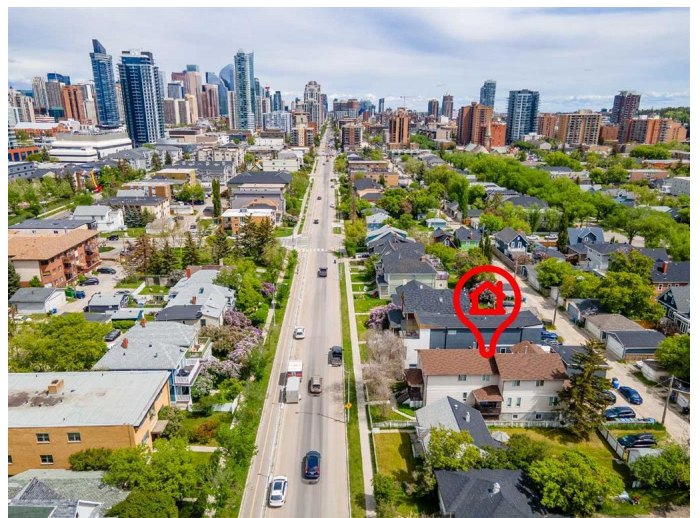
Sunalta, Calgary, Alberta

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
------	---------

### Additional Information

Date Listed	April 25th, 2025
Days on Market	105
Zoning	M-CG

### Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.