

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

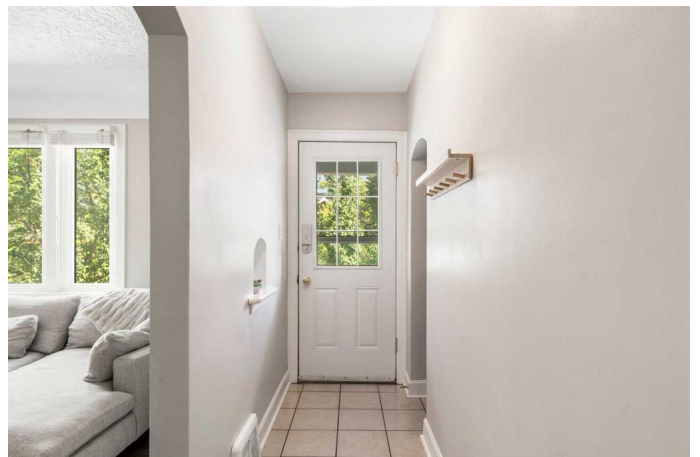
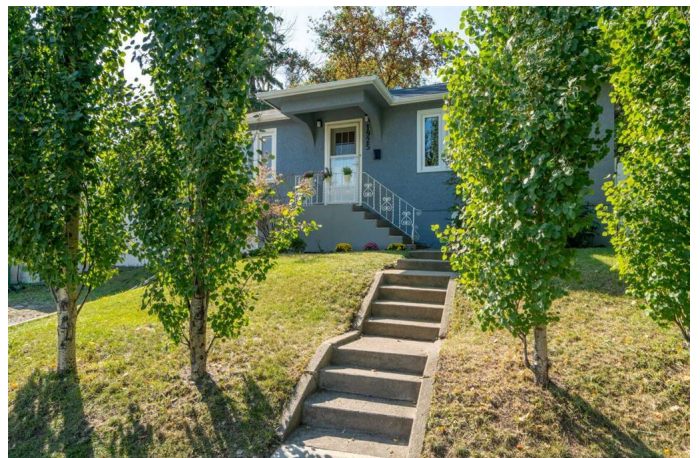
MLS® #A2199276

**\$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 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	1
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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