

# \$730,000 - 1517 12 Avenue Sw, Calgary

MLS® #A2241899

**\$730,000**

5 Bedroom, 3.00 Bathroom, 2,056 sqft  
Residential on 0.07 Acres

Sunalta, Calgary, Alberta

Welcome to 1517 12 Avenue SW, where timeless 1912 character meets modern inner-city living in one of Calgary's fastest-growing communities—Sunalta. This beautifully updated three-storey home offers over 2,056 square feet of space, featuring five bedrooms, three bathrooms, and the charm of a classic Victorian farmhouse blended with the convenience of today's lifestyle.

From the moment you step inside, the home exudes warmth and authenticity. Original architectural details such as a stained-glass window, wood banister, and clawfoot tub create a sense of heritage, while recent updates including a refreshed kitchen, modernized bathrooms, upgraded lighting, and new plumbing offer peace of mind and everyday comfort. Most windows have been replaced, bringing in abundant natural light throughout the home, and the thoughtful floorplan allows for both family living and entertaining.

The main floor features a bright living room, a generous dining space, a charming breakfast nook off the kitchen, and a convenient powder room. Upstairs, you'll find three spacious bedrooms, a dedicated home office or bonus room just off the primary suite, and two full bathrooms. The outdoor space is a true urban oasis—fully landscaped with high-end artificial turf and a built-in putting green, offering low-maintenance enjoyment



year-round.

Located just steps from the Bow River pathway system, Kensington, and downtown Calgary, the property is exceptionally well-connected. It's only 900 metres to the Sunalta LRT, 500 metres to Connaught School, and just over 1 kilometre to both Mount Royal School and Western Canada High School. Whether walking, biking, or commuting, this location offers unbeatable access to the city's best.

Zoned M-CG d111, the 25' x 130' lot presents incredible long-term potential for redevelopment. Whether you envision a duplex, multi-residential project, or a charming laneway home, the zoning offers flexibility for future value. Alternatively, this property is currently turn-key and has proven itself as a successful short-term rental recently generating \$15,000 for the month around the Calgary Stampede, even attracting commercial media attention and being featured on the Jordan Peterson podcast.

Whether you're looking to plant roots in a vibrant community, invest in a rare inner-city lot, or secure a property with income potential and development upside, 1517 12 Avenue SW is a unique opportunity you won't want to miss.

Built in 1912

### **Essential Information**

MLS® #	A2241899
Price	\$730,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,056
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	1517 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, See Remarks, Vinyl Windows, Walk-In Closet(s), Wood Counters, Wood Windows, Laminate Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Low Maintenance Landscape, Views, City Lot
Roof	Asphalt
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed July 28th, 2025

Days on Market 88

Zoning M-CG d111

### **Listing Details**

Listing Office Real Broker

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