

\$625,000 - 2, 2008 12 Avenue Sw, Calgary

MLS® #A2256618

\$625,000

3 Bedroom, 4.00 Bathroom, 1,245 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

OPEN HOUSE THIS SATURDAY OCT. 11th from 11am-1pm!! Walking distance from the VERY highly ranked Sunalta Elementary School!! Upscale 3 bedroom, 3.5 bathroom townhome, located a short walk from LRT, in Sunalta. Over 1700 square feet of professionally finished living space, with spacious rooms, stainless steel appliances, granite, countertops, NEW floors, and 9 foot ceilings on the main and lower levels. Upstairs has two master bedrooms with ensuites. Downstairs has an additional bedroom, full bathroom, and a large family room wired for media. The property comes with a titled, 10x22 ft private garage with available parking out front and your own private deck. Pet-friendly, and low condo fees.

Built in 2012

Essential Information

MLS® #	A2256618
Price	\$625,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	2012
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 2008 12 Avenue Sw
Community	Sunalta
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0S1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None, Lighting
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	25
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
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