

# \$600,000 - 2, 2008 12 Avenue Sw, Calgary

MLS® #A2256618

**\$600,000**

3 Bedroom, 4.00 Bathroom, 1,245 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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	\$600,000
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  
Subdivision Sunalta  
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, Walk-In Closet(s), Recessed Lighting  
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 Lighting, None  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 19th, 2025  
Days on Market 40  
Zoning M-C2

## Listing Details

Listing Office          CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.