



THE
A-TEAM

**RE/MAX
FIRST**

212A 12A Street, Calgary T2E4R7

MLS® #: **A2154650** Area: **Bridgeland/Riverside** Listing Date: **12/13/24** List Price: **\$1,200,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **3,186 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,904**
 Low Sqft:
 Ttl Sqft: **1,904**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Brush,Fruit Trees/Shrub(s),Lawn,Garden,Interior Lot,No Neighbours Behind,Landscaped,Views**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	58`0" x 31`5"
Dining Room	Main	32`3" x 32`0"
Furnace/Utility Room	Basement	16`5" x 16`5"
Bedroom - Primary	Upper	49`6" x 41`0"
Bedroom	Upper	37`6" x 37`6"
5pc Ensuite bath	Upper	
Breakfast Nook	Main	28`2" x 19`11"

Room	Level	Dimensions
Laundry	Main	18`10" x 17`9"
Great Room	Main	52`3" x 50`0"
Foyer	Main	23`0" x 20`3"
Bedroom	Upper	43`3" x 28`5"
Bedroom	Basement	47`0" x 45`8"
4pc Bathroom	Upper	
4pc Ensuite bath	Basement	

2pc Bathroom

Main

Balcony
Legal/Tax/Financial

Main

18` 10" x 63` 9"

Title:
Fee Simple
Legal Desc:

0012265

Zoning:
R-C2

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY December 15, 12pm to 2pm !! Breathtaking DOWNTOWN SKYLINE AND MOUNTAIN VIEWS** from all three levels on the most desirable street in Bridgeland. Just a short walk to the Bridgeland arts and culture district, brunch spots, coffee shops, grocery markets, ice cream shops, restaurants, bakeries, salons, pubs and other retail. Walk to East Village, Downtown, Bridgeland C-train station, Zoo and Science Center, and and Tom Campbell off-leash park and Bow River Pathway. Easy access to get around the city with bridgeland being situated nearby Deerfoot Trail, 16 ave, Memorial Drive, Center street and Edmonton Trail, and Kensington. Enjoy amazing views at all times of day and night (great spot for Stampede and New Years Fireworks watching), then when the sun gets too hot, take refuge on your backyard patio, a private and shaded location. Come inside and you will be equally wowed by the functional layout that takes advantage of the views. Breathtaking Downtown & mountain VIEWS from this DETACHED 4 bedroom infill located in historic Bridgeland, with over 2,470 sq ft developed space over 3 floors & a double ATTACHED GARAGE, a rare find in the inner city. The massive open living room (and its adjoining balcony) & master bedroom feature the BEST 180 DEGREE Views of the downtown skyline. The rest of the main floor is well laid-out with a dining space that can adapt to any size table & a separate kitchen. The terraced backyard offers plenty of privacy among the bushes & apple trees. A massive bedroom in the basement has its own 4-piece ensuite, perfect for a guest suite or theatre room. Updated include NEW ROOF SHINGLES (2023), Most light fixtures (2024), and resprayed kitchen cabinets (2024), hardwood floor refinished (2024). The Property next door is also for sale (A2177918) if you need multiple properties.

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









