



THE
A-TEAM

**RE/MAX
FIRST**

213 12A Street, Calgary T2E4R6

MLS®#: **A2156995**

Area: **Bridgeland/Riverside**

Listing Date: **08/12/24**

List Price: **\$1,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **4,111 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,372**
Low Sqft:
Ttl Sqft: **2,372**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Interior Lot,See Remarks,Sloped Down,Views**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Flat**
Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas,See Remarks**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Composite Siding,Stucco,Veneer**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Disposal,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"
Living Room	Main	16`11" x 14`10"
5pc Bathroom	Upper	10`4" x 5`10"
Laundry	Upper	6`3" x 9`3"
Bedroom	Upper	13`10" x 9`10"
3pc Bathroom	Basement	8`10" x 4`10"

Room	Level	Dimensions
Kitchen	Main	14`3" x 19`0"
Flex Space	Main	13`10" x 9`10"
5pc Ensuite bath	Upper	12`6" x 10`5"
Bedroom - Primary	Upper	13`4" x 17`5"
Bedroom	Upper	13`10" x 9`10"
Bedroom	Basement	12`6" x 11`11"

**Mud Room
Furnace/Utility Room**

**Basement
Basement**

**5`5" x 12`0"
12`1" x 9`10"**

Game Room

Basement

25`1" x 25`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8150AN

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to 213 12A Street NE, a modern home in the vibrant neighborhood of Bridgeland. Perfect for growing families or those looking to downsize, this detached home features over 3500 sqft of well-designed living space. The open floor plan on the main level offers a seamless flow between the kitchen, dining, and living areas, ideal for both daily living and entertaining. A versatile flex room on this level provides options for an office, dining room, or playroom, adapting to your family's needs. The spacious walk-out basement has the potential to be transformed into a suite (a secondary suite would be subject to approval and permitting by the city) or an additional living area. Revel in the stunning west-facing views of downtown Calgary from the oversized deck and master suite, and enjoy the afternoon sun. The home is finished with modern touches, including a sleek white kitchen with shaker cabinets and rustic ceiling details. During Calgary's hot summer days, you'll appreciate the refreshing comfort of central air conditioning, a feature that ensures a cool and inviting retreat from the heat. The oversized 23x22 garage offers ample storage and parking. While there is no traditional backyard, the property features a low-maintenance outdoor area with a large deck and covered patio. Ideally situated just steps from the Zoo, Telus Spark Center, Tom Campbell Hill, and the Bow River, and a short drive to downtown, this home offers the perfect blend of modern luxury and exceptional convenience.

Inclusions:
Property Listed By:

**None
eXp Realty**

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