



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**437 12 Street, Calgary T2N 1Y9**

MLS®#: **A2163830**

Area: **Hillhurst**

Listing Date: **09/11/24**

List Price: **\$935,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1911**  
Lot Information  
Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,713**  
Low Sqft:  
Ttl Sqft: **1,713**

DOM

**8**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot**  
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Garden**

Construction: **Stone,Vinyl Siding,Wood Frame,Wood Siding**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 13`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>14`3" x 4`4"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 4`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 10`3"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`0" x 7`10"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>15`3" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`11" x 10`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 6`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>2`11" x 2`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG d72**

**51790**

Remarks

Pub Rmks: **Beautifully renovated 1911 character home located on a quiet, idyllic street in the heart of Hillhurst. The main floor features white oak hardwood flooring throughout and includes a spacious living room with a gas fireplace, bedroom/office with Murphy bed, dining area, family room, and a stunning modern kitchen with porcelain counter tops, upgraded appliances including a Sub-Zero fridge, large island and a ton of custom cabinetry. Enjoy the sunny west facing deck off of the family room and kitchen, a perfect place to unwind and entertain. Upstairs, you'll find three spacious bedrooms and a luxurious bathroom with a freestanding tub, shower, heated floors and the convenience of laundry. This home has been completely transformed with over \$250k of renovation and also features a high efficiency furnace, central A/C, large storage shed with access off the kitchen and additional storage in the basement. Steps away from Kensington, restaurants, shops, the river and the downtown core. Embrace your inner-city lifestyle on one of the most coveted streets in Hillhurst. Call today for your private showing!**

Inclusions:  
Property Listed By: **NA  
Century 21 Bamber Realty LTD.**

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











