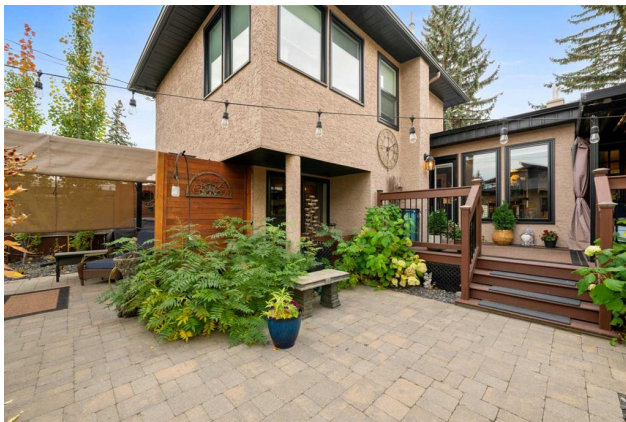


1818 12 Avenue, Calgary T3L 1Z2

MLS®#: **A2175648** Area: **Hounsfield Heights/Briar Hill** Listing **10/29/24** List Price: **\$1,350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,038 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,076**
 Low Sqft:
 Ttl Sqft: **2,076**

DOM

-0
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Underground Sprinklers,Private,Rectangular Lot,See Remarks**

Park Feat: **Alley Access,Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Covered Courtyard,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Crown Molding,French Door,Kitchen Island,Quartz Counters,See Remarks,Tankless Hot Water,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		3pc Ensuite bath	Main	
Bedroom - Primary	Main	13`10" x 13`7"	Breakfast Nook	Main	10`3" x 4`7"
Dining Room	Main	10`5" x 12`3"	Family Room	Main	14`5" x 20`5"
Kitchen	Main	10`1" x 12`4"	Living Room	Main	17`3" x 15`0"
Office	Main	8`1" x 6`9"	4pc Ensuite bath	Second	
Bedroom - Primary	Second	18`5" x 9`10"	Walk-In Closet	Second	14`6" x 9`10"
4pc Bathroom	Basement	0`0" x 0`0"	Flex Space	Basement	9`8" x 13`2"

Bedroom	Basement	13`8" x 13`0"	Bedroom	Basement	13`0" x 13`0"
Laundry	Basement	11`1" x 12`10"	Game Room	Basement	28`5" x 12`5"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **5625AC**

Zoning: **R-CG**
 Remarks

Pub Rmks: **OPEN HOUSE SATURDAY NOVEMBER 2 12pm-2:30PM! Welcome to this one-of-a-kind 2 story home located in the highly coveted Hounsfield Heights/Briar Hill neighbourhood, one of the most desirable inner-city communities. This charming 2 story split style offers 3200 sq ft of living space and combines the warmth of classic architectural style and character. Upon entering the home, you're greeted by a light-filled living room that flows seamlessly into a spacious dining room. Off the dining room, the beautifully updated kitchen offers plenty of cabinetry and counter space as well as new stainless steel appliances. A breakfast nook provides the perfect spot to enjoy a morning coffee. Adjacent to the kitchen is a cozy office space, providing additional functionality and comfort on the main floor. The main floor also features one of the 2 primary bedrooms in the house. Offering convenience and privacy for guests or family members who prefer single-level living. The ensuite bathroom is tastefully updated and has heated floors, adding a touch of luxury. The 2 story addition that was added in the 90's sits in the back of the house. This is where you'll find the family room which is the heart of the home. Designed to be a cozy gathering spot. A beautiful wood-burning fireplace making it a perfect space for relaxation and entertaining. The family room flows out to a charming patio through glass patio doors perfect for enjoying those nice summer days. Venture up to the loft, and you'll discover the second primary bedroom. The generous size makes it feel like a private sanctuary. The bedroom includes an additional sitting area, perfect for unwinding with a book or as a workspace. The walk-in closet offers ample storage, and the ensuite four-piece bathroom is both stylish and functional. The expansive basement, just over 1,100 sq ft, offers remarkable versatility. With 2 bedrooms and a flex room, you can easily adapt to various needs, such as extra guest rooms, a den, or a gym area. A full four-piece bathroom and a spacious laundry room add convenience, while ample room remains for storage or hobbies. Step outside into the backyard, a private oasis designed with both beauty and tranquility in mind. Two distinct sitting areas, each shaded by a pergola, provide the perfect settings for outdoor dining, relaxation, or hosting gatherings. Batu wood privacy walls and mature trees frame this professionally landscaped yard, creating a serene retreat. The property also includes a recently built double oversized garage with space for vehicles, storage, and a workshop. Situated in Hounsfield Heights/Briar Hill, this home is just steps from the C-Train for easy downtown commutes, as well as SAIT and the University of Calgary. The vibrant Kensington neighbourhood, known for its dining, shopping, and unique cultural venues, is nearby. Don't miss out on this one-of-a-kind!**

Inclusions: **2 TV wall mounts (main floor), 2 electric fireplaces/mantel (primary bedroom and basement)**
 Property Listed By: **RE/MAX First**

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

