



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 12A Street, Calgary T2E 4R7**

MLS®#: **A2177918**

Area: **Bridgeland/Riverside**

Listing Date: **11/07/24**

List Price: **\$1,199,900**

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: **3,110 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,918**  
Low Sqft:  
Ttl Sqft: **1,918**

DOM

**13**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Lawn,Garden,No Neighbours Behind,Landscaped,Views,Waterfall**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,Kitchen Island,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`3" x 21`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>23`0" x 5`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`4" x 14`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`3" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`2" x 12`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`5" x 7`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`4" x 4`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Basement</b>	

Title: **Fee Simple**  
 Legal Desc: **0012265**

Zoning: **R-CG**

Remarks

Pub Rmks: **3 Bedroom home with Breathtaking DOWNTOWN SKYLINE AND MOUNTAIN VIEWS from all three levels and situated on a CORNER LOT 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 where you can watch the birds enjoy taking a bath in the stone waterfall pond, and perch on the apple trees and shrubs. Come inside and you will be equally wowed by the functional layout that takes advantage of the views. The unique and eclectic interior styling makes you feel right at home, and the three-way fireplace quickly heats up the house as the winter approaches. Countless updates including newer asphalt roof shingles (2018), R-45 attic insulation (2018), hot water wank (2024), furnace (2018), Epoxy garage flooring (2018) and garage gas heater (2020), New black stainless steel kitchen appliances in 2020 (dishwasher, countertop gas stove, range hood, wall oven, built-in microwave), New long kitchen island and countertops and TRAVERTINE floors (2020), changed almost all plumbing and hanging light fixtures throughout house (2020), Cat6 wiring for security cameras (2020), New matte black tile on fireplace, bathrooms, laundry room, and basement. Primary ensuite completely remodeled with new Polished MARBLE TILE FLOOR AND SHOWER giving you that spa experience as you enjoy the incredible view while you soak in the freestanding tub. Both upstairs bedrooms are generously sized and have spacious walk-in closets. There is also a top floor laundry room with a sink and 4-piece bathroom, both which have been re-tiled. In the Basement, Guests can easily access their own spacious bedroom and full bathroom through the garage. Did I mention the Incredible Views??!!**

Inclusions: **Furniture and miscellaneous items left behind will be in "As Is, Where Is " condition with \$0.00 monetary value, Living room section, glass desks x 2, dinnerware, al bedroom mattresses and bed frames, all night stands, makeup tables and chair(s), dining table + 6 chairs, 3 breakfast bar stools, tv stand, coffee table, ottomans,, dressers, patio table + 4 chairs, balcony table + 2 chairs.**

Property Listed By: **RE/MAX iRealty Innovations**

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





















