



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

5

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

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









