

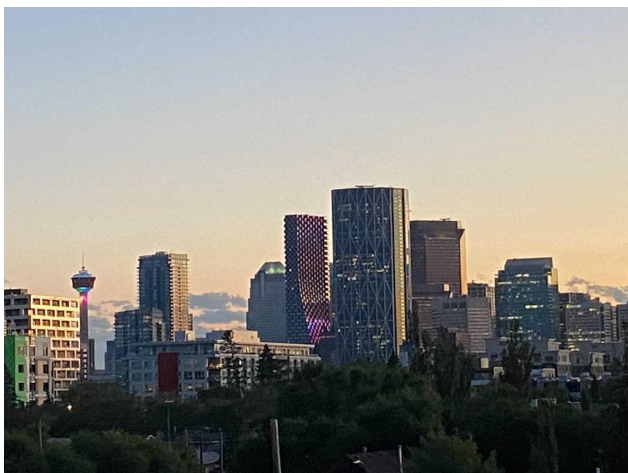


THE
A-TEAM

**RE/MAX
FIRST**

212 12A Street, Calgary T2E 4R7

MLS® #: **A2177918** Area: **Bridgeland/Riverside** Listing Date: **11/07/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 12-Dec** 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

44
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	Room	Level	Dimensions
Kitchen	Main	15`0" x 9`5"	Dining Room	Main	12`0" x 8`9"
Living Room	Main	23`3" x 21`7"	Foyer	Main	6`3" x 5`0"
Balcony	Main	23`0" x 5`7"	Bedroom - Primary	Upper	15`2" x 12`4"
Bedroom	Upper	14`11" x 12`5"	Laundry	Upper	7`5" x 7`4"
Bedroom	Upper	15`4" x 14`5"	Furnace/Utility Room	Basement	7`4" x 4`3"

5pc Ensuite bath
2pc Bathroom

Upper
Main

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Upper
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0012265

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY December 15, 2:30pm to 5pm!! 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??!! *Property Next Door also for sale (A2154650) In case you are looking for multiple properties.

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



