



## 437 12 Street Calgary Alberta

\$999,000

\* OPEN HOUSE July 20 11am - 1pm \* Exquisitely renovated character home on a quiet tree-lined street in the Hillhurst community of Kensington, one of Calgary's most walkable and vibrant locales with incredible pedestrian access to the Bow River and downtown. This jewel-box home features \$250K in updates and renovations over the past few years and balances artistic, contemporary living while maintaining the integrity and quaint charm of its 1911 heritage. The main floor features stunning white oak hardwood flooring, flat finish ceilings and designer lighting throughout and is home to a generous living room with contemporary gas fireplace, den with Murphy Bed, dining area, family room and spectacular kitchen hosting premium SubZero, Fulgor and Miele appliances, engineered ceramic countertops and expansive custom cabinetry with extensive storage. A large west facing deck off the family room offers dual sliding doors for exceptional indoor/outdoor living and a serene setting for relaxing. The upper level features three bedrooms and luxurious bath with freestanding tub, 10mm glass enclosed shower and heated floors. Thoughtfully designed with an abundance of storage throughout the home, there is also additional storage available in the lower space accessible through the kitchen. With the home set back on the 25x130' lot, there is exceptional space to create a gorgeous courtyard or zen garden. Located near the trendy Kensington restaurants and shopping, a short walk to the river pathway system, public transit, ride-share and downtown Calgary, this exquisite home is perfect for the professional looking for walkability and access to downtown, investors looking for a luxury inner-city Air BnB, or a young family seeking quality schools and parks nearby. Please see Feature Sheet in supplements for updates and features on this spectacular home. (id:6769)

Primary Bedroom 10.92 Ft x 10.33 Ft

Bedroom 11.17 Ft x 10.33 Ft

Bedroom 11.17 Ft x 6.42 Ft

4pc Bathroom Measurements not available

Cold room 15.92 Ft x 13.50 Ft

Furnace 8.17 Ft x 6.83 Ft

Kitchen 14.92 Ft x 13.67 Ft

Dining room 14.33 Ft x 11.50 Ft

Living room 14.17 Ft x 12.92 Ft

Family room 15.33 Ft x 9.92 Ft

Bedroom 9.33 Ft x 8.92 Ft

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca