



## 9407 12 Street Calgary Alberta

\$798,800

**\*\*OPEN HOUSE SATURDAY MARCH 29 2:00pm -4:30 pm\*\*** An exceptional opportunity to own this beautifully renovated home with a two-bedroom legal suite (registered with the City of Calgary). Over \$145,000.00 in renovations and upgrades, including new concrete sidewalk and front steps. New interior doors throughout, trim and modern lighting! Beautiful luxury vinyl plank flooring throughout the main floor. Spacious living room with east bow window and wall mounted electric fireplace. Main floor kitchen totally redesigned, including wall removed between kitchen and dining room, new wiring and plumbing. Beautiful kitchen cabinetry from Kitchen Craft, including an abundance of cabinets and wall pantry. Stunning quartz counters and 8'4" peninsula island with eating bar. Top of the line Samsung appliances! New patio door and window unit from the dining area opens to the new expansive two-tiered west facing deck, great for summer entertaining! Spacious primary bedroom with mirrored closet, plus a "must have" 10'6"X9'6" walk-in closet and dressing area with IKEA PAX custom organizers. Spacious second bedroom. Renovated five-piece main bathroom with double vanity, quartz counters and Kitchen Craft cabinetry. Lower level completely gutted in 2007. Reframed with new insulation, new heat lines and all new plumbing. The legal Suite offers large, carpeted living room and dining room. Two spacious bedrooms with carpet and Egress windows. Spacious kitchen with an abundance of Kitchen Craft cabinets, fridge, stove, dishwasher, microwave and laminate flooring. Three-piece bathroom with tile floor and walk-in shower. Shared laundry room includes Samsung Smart Care washer & dryer. Carpet and laminate flooring in kitchen and tile flooring in bathroom. Newer high efficiency furnace. New gas line to heated insulated and drywalled double detached garage. This garage is perfect for a ...

Living room 15.25 Ft x 12.17 Ft

Dining room 10.08 Ft x 9.25 Ft

Eat in kitchen 14.00 Ft x 11.75 Ft

Primary Bedroom 12.25 Ft x 11.92 Ft

Other 10.50 Ft x 9.50 Ft

Bedroom 12.17 Ft x 9.75 Ft

5pc Bathroom Measurements not available

Living room/Dining room 21.08 Ft x 12.67 Ft

Eat in kitchen 11.33 Ft x 11.25 Ft

Bedroom 12.83 Ft x 10.33 Ft

Bedroom 11.42 Ft x 10.58 Ft

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

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See

**Mirror**

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