



## 212 12A Street Calgary Alberta

\$1,149,900

OPEN HOUSE SUNDAY Dec. 1, 12:30 to 2:30 pm! 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 rem...

Furnace 7.33 Ft x 4.25 Ft

3pc Bathroom Measurements not available

Kitchen 15.00 Ft x 9.42 Ft

Dining room 12.00 Ft x 8.75 Ft

Living room 23.25 Ft x 21.58 Ft

Foyer 6.25 Ft x 5.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.17 Ft x 12.33 Ft

Bedroom 14.92 Ft x 12.42 Ft

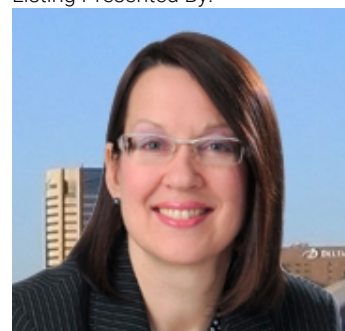
Laundry room 7.42 Ft x 7.33 Ft

Bedroom 15.33 Ft x 14.42 Ft

5pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 23.00 Ft x 5.58 Ft

4pc Bathroom Measurements not available