



# 437 12 Street Calgary Alberta

\$935,000

Beautifully renovated 1911 character home located on a quiet, idyllic street in the heart of Hillhurst. The main floor features white oak hardwood flooring throughout and includes a spacious living room with a gas fireplace, bedroom/office with Murphy bed, dining area, family room, and a stunning modern kitchen with porcelin counter tops, upgraded appliances including a Sub-Zero fridge, large island and a ton of custom cabinetry. Enjoy the sunny west facing deck off of the family room and kitchen, a perfect place to unwind and entertain. Upstairs, you'll find three spacious bedrooms and a luxurious bathroom with a freestanding tub, shower, heated floors and the convenience of laundry. This home has been completely transformed with over \$250k of renovation and also features a high efficiency furnace, central A/C, large storage shed with access off the kitchen and additional storage in the basement. Steps away from Kensington, restaurants, shops, the river and the downtown core. Embrace your inner-city lifestyle on one of the most coveted streets in Hillhurst. Call today for your private showing! (id:6769)

Living room 14.17 Ft x 12.92 Ft  
Family room 15.25 Ft x 10.00 Ft  
Kitchen 15.00 Ft x 13.58 Ft  
Dining room 14.25 Ft x 11.42 Ft  
Foyer 14.25 Ft x 4.33 Ft  
Bedroom 9.25 Ft x 8.92 Ft

3pc Bathroom 8.92 Ft x 4.67 Ft  
Primary Bedroom 10.92 Ft x 10.25 Ft  
Bedroom 11.08 Ft x 10.25 Ft  
Bedroom 11.17 Ft x 6.33 Ft  
5pc Bathroom 11.00 Ft x 7.83 Ft  
Laundry room 2.92 Ft x 2.50 Ft

Listing Presented By:



Originally Listed by:  
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<http://www.joshhamilton.ca/>



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