



## 213 12A Street Calgary Alberta

\$1,350,000

Welcome to 213 12A Street NE, a modern home in the vibrant neighborhood of Bridgeland. Perfect for growing families or those looking to downsize, this detached home features over 3500 sqft of well-designed living space. The open floor plan on the main level offers a seamless flow between the kitchen, dining, and living areas, ideal for both daily living and entertaining. A versatile flex room on this level provides options for an office, dining room, or playroom, adapting to your family's needs. The spacious walk-out basement has the potential to be transformed into a suite (a secondary suite would be subject to approval and permitting by the city) or an additional living area. Revel in the stunning west-facing views of downtown Calgary from the oversized deck and master suite, and enjoy the afternoon sun. The home is finished with modern touches, including a sleek white kitchen with shaker cabinets and rustic ceiling details. During Calgary's hot summer days, you'll appreciate the refreshing comfort of central air conditioning, a feature that ensures a cool and inviting retreat from the heat. The oversized 23x22 garage offers ample storage and parking. While there is no traditional backyard, the property features a low-maintenance outdoor area with a large deck and covered patio. Ideally situated just steps from the Zoo, Telus Spark Center, Tom Campbell Hill, and the Bow River, and a short drive to downtown, this home offers the perfect blend of modern luxury and exceptional convenience.

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3pc Bathroom 8.83 Ft x 4.83 Ft

Bedroom 12.50 Ft x 11.92 Ft

Other 5.42 Ft x 12.00 Ft

Recreational, Games room 25.08 Ft x 25.92 Ft

Furnace 12.08 Ft x 9.83 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft

Kitchen 14.25 Ft x 19.00 Ft

Living room 16.92 Ft x 14.83 Ft

Other 13.83 Ft x 9.83 Ft

5pc Bathroom 10.33 Ft x 5.83 Ft

5pc Bathroom 12.50 Ft x 10.42 Ft

Laundry room 6.25 Ft x 9.25 Ft

Primary Bedroom 13.33 Ft x 17.42 Ft

Bedroom 13.83 Ft x 9.83 Ft

Bedroom 13.83 Ft x 9.83 Ft

Listing Presented By:



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