



## 409 12 Street Calgary Alberta

\$1,300,000

Crafted with meticulous attention to detail, this well-designed house with distinctive architectural features offers a space you will want to call home. Starting in 2006, this home was completely and professionally rebuilt from the foundation and transformed to include all modern features and amenities and over 2,400 sqft of developed luxury living space. The chef's kitchen has stainless steel appliances, innovative storage solutions, a walk-in pantry, ample cabinet and prep space, and a restaurant booth with bench seating. It seamlessly connects to the spacious dining area and living room, flooded with natural light, making them ideal for entertaining. On the second level, the primary bedroom features a luxurious 3-piece ensuite with a walk-in shower and built-in closets. Additionally, there are two bedrooms and a 4-piece ensuite with a deep soaking tub. The top floor offers a perfect flex and office area with a skyline view. A legal basement studio suite includes a full kitchen, a 4-piece bathroom, and laundry facilities, and it can also function as a rec room or additional flexible space. The home boasts an impressive list of features and upgrades, including a double detached garage with attic storage, all-day sunshine with yards facing east, south and west, an extensive back deck, spacious and private yard, secure storage under the large veranda, a 2-piece powder room on the main level, radiant heating on three floors, a heat pump and air conditioner on the top floor and the primary bedroom, Hardie board siding, a paved back alley, German tilt-and-turn windows, floating stairs, engineered hardwood floors, basalt tiles, and more. Living here, you'll have walkable access to Kensington, schools, downtown, the Bow River pathways, and easy access to bus routes, LRT stations, and major thoroughfares to navigate the city. This home embodies a prime location, high qual...

3pc Bathroom 7.83 Ft x 11.83 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 10.33 Ft x 9.75 Ft

Bedroom 9.92 Ft x 11.17 Ft

Primary Bedroom 15.33 Ft x 11.83 Ft

Recreational, Games room 15.58 Ft x 26.58 Ft

Kitchen 7.58 Ft x 6.33 Ft

Recreational, Games room 10.00 Ft x 15.50 Ft

2pc Bathroom 6.50 Ft x 3.00 Ft

Breakfast 5.17 Ft x 11.92 Ft

Dining room 14.42 Ft x 6.58 Ft

Living room 14.42 Ft x 13.08 Ft

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

Listing Presented By:



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4pc Bathroom 9.33 Ft x 4.92 Ft

Kitchen 12.50 Ft x 9.00 Ft

Other 9.33 Ft x 8.58 Ft