



# 1818 12 Avenue Calgary Alberta

\$1,290,000

OPEN HOUSE SUNDAY DEC 8th 12PM-2PM! Welcome to this one-of-a-kind 2 story home located in the highly coveted Hounsfield Heights/Briar Hill neighbourhood, one of the most desirable inner-city communities. This charming 2 story back split style offers 3200 sq ft of living space and combines the warmth of classic architectural style and character. Upon entering the home, you're greeted by a light-filled living room that flows seamlessly into a spacious dining room. Off the dining room, the beautifully updated kitchen offers plenty of cabinetry and counter space as well as new stainless steel appliances. A breakfast nook provides the perfect spot to enjoy a morning coffee. Adjacent to the kitchen is a cozy office space, providing additional functionality on the main floor. The main floor also features one of the 2 primary bedrooms in the house. Offering convenience and privacy for guests or family members who prefer single-level living. The ensuite bathroom is tastefully updated and has heated floors, adding a touch of luxury. The 2 story addition that was added in the 90's sits in the back of the house. This is where you'll find the family room which is the heart of the home. Designed to be a cozy gathering spot. A beautiful wood burning fireplace making it a perfect space for relaxation and entertaining. The family room flows out to a patio through glass patio doors perfect for enjoying those nice summer days. Venture up to the loft, and you'll discover the second primary bedroom. The generous size makes it feel like a private sanctuary. The bedroom includes an additional sitting area, perfect for unwinding with a book or as a workspace. The walk-in closet offers ample storage, and the ensuite four-piece bathroom is both stylish and functional. The expansive basement, just over 1,100 sq ft, offers remarkable versatility. With 2 bedrooms and a flex room, you can easily...

4pc Bathroom Measurements not available

Other 9.67 Ft x 13.17 Ft

Bedroom 13.67 Ft x 13.00 Ft

Bedroom 13.00 Ft x 13.00 Ft

Laundry room 11.08 Ft x 12.83 Ft

Recreational, Games room 28.42 Ft x 12.42 Ft

Breakfast 10.25 Ft x 4.58 Ft

Dining room 10.42 Ft x 12.25 Ft

Family room 14.42 Ft x 20.42 Ft

Kitchen 10.08 Ft x 12.33 Ft

Living room 17.25 Ft x 15.00 Ft

Office 8.08 Ft x 6.75 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

2pc Bathroom	Measurements not available	4pc Bathroom	Measurements not available
3pc Bathroom	Measurements not available	Primary Bedroom	18.58 Ft x 12.25 Ft
Primary Bedroom	13.83 Ft x 13.58 Ft	Other	14.50 Ft x 9.83 Ft