



## 1927 12 Street Calgary Alberta

\$2,800,000

Welcome to The Culver House, a rare piece of Calgary's history, originally built in 1912 by Annie Culver, who purchased the land in 1909. At a time when few women owned property, Annie's achievement made her one of Calgary's earliest female architectural visionaries. Over the last 113 years, this home has had only three female owners, each committed to its preservation. In 2022, when the property was at risk of demolition--its 50' x 130' lot making it a prime target for redevelopment--the current owner stepped in and spared no expense in a complete restoration and rebuild. Every element was carefully considered, blending heritage character with modern luxury for a truly one-of-a-kind residence. Low maintenance and perfectly created for a lock and leave lifestyle this 2,896 sq ft fully developed home is ideal for those who want condominium living and amenities without being attached to others and the Upper Mount Royal address without the upkeep of a 5000 sq ft sprawling estate. Inside, you'll find three bedrooms, including a luxurious primary retreat with spa-inspired ensuite, oversized walk-in closet with illuminated rods, and additional attic storage. The main floor showcases elegant living and dining spaces with two fireplaces, a custom Denca kitchen with Sub-Zero, Wolf, and Asko appliances, and restored original details including solid wood doors, brass hardware, and the grand staircase. All major systems have been replaced: new foundation with weeping tile and sump, full spray-foam insulation, complete asbestos removal, exterior siding, Pella architectural windows, roof, flooring, walls, all-new plumbing and sewage lines, high-efficiency furnace with central A/C, steam humidifier and ventilation, tankless hot water, new electrical, and a fully integrated Lutron RadioRA 3 Smart Lighting System. Security and comfort are ensured with monitored cameras, keyed gated ac...

Primary Bedroom 15.75 Ft x 11.83 Ft

5pc Bathroom Measurements not available

Other 7.17 Ft x 10.33 Ft

Bedroom 11.08 Ft x 10.58 Ft

Bedroom 11.83 Ft x 7.75 Ft

4pc Bathroom Measurements not available

Laundry room 10.75 Ft x 8.58 Ft

Other 24.00 Ft x 8.00 Ft

Other 4.08 Ft x 8.50 Ft

Foyer 9.75 Ft x 14.33 Ft

Living room 12.25 Ft x 15.17 Ft

Kitchen 14.42 Ft x 17.00 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Innovations

**RE/MAX Realty Professionals**

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Other 12.25 Ft x 11.50 Ft

Family room 18.58 Ft x 13.17 Ft

3pc Bathroom Measurements not available

Storage 9.50 Ft x 9.83 Ft

Dining room 13.83 Ft x 11.25 Ft

Other 14.42 Ft x 10.42 Ft

2pc Bathroom Measurements not available