

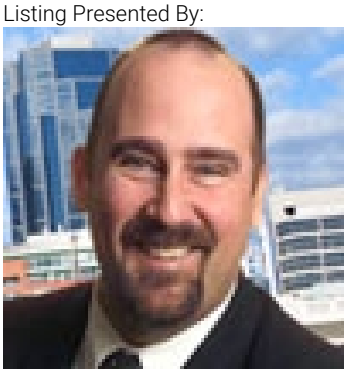
1935 12 Street Calgary Alberta

$1,999,000

Offering almost 3,000 square feet above grade, this extraordinary Calgary century home is a rare architectural treasure. Thoughtfully renovated + meticulously maintained, it blends modern updates with timeless character, showcasing exceptional millwork, exquisite wood detailing + craftsmanship rarely seen today. The elongated foyer welcomes you with substantial baseboards, intricate millwork, leaded glass windows + extensive quarter-cut oak tongue-and-groove panelling. Every archway + architectural detail reflects the home's distinctive charm. The main floor features a dedicated coat closet + versatile den with gas fireplace, ideal as a library, reading room or office. Elegant millwork archways lead into the stunning living room, which flows seamlessly into the dining room. Opened-up walls create a connected layout between the dining room, kitchen + hallway. Gutted + renovated around 2016, the kitchen offers a substantial island, generous workspace + doors to the deck. A rear mudroom provides convenient access to the gorgeous west-facing backyard, featuring established landscaping, lush greenery, garden beds, a sprinkler system, expansive deck + double detached garage. Upstairs, a charming reading nook introduces a flexible second level with maple flooring throughout, offering three bedrooms or two bedrooms + a dedicated office overlooking the backyard. A family bathroom with heated floors completes this level, which underwent a major renovation in 1999, including new drywall, electrical + mouldings. The entire third storey is dedicated to an expansive private primary retreat, offering exceptional space, a generous walk-in closet + ensuite with steam shower. Beautiful city views provide a stunning backdrop. The lower level offers ample room for recreation, movie nights, a TV area + storage. Hot-water heating provides quiet, efficient comfort, with individual zone ...

4pc Bathroom 10.25 Ft x 7.83 Ft
Bedroom 10.33 Ft x 17.42 Ft
Bedroom 12.00 Ft x 14.00 Ft
Office 12.00 Ft x 11.75 Ft
4pc Bathroom 7.08 Ft x 7.00 Ft
Cold room 16.17 Ft x 6.42 Ft
Dining room 11.75 Ft x 13.92 Ft
Foyer 10.92 Ft x 13.25 Ft
Kitchen 20.92 Ft x 16.42 Ft
Laundry room 5.42 Ft x 6.50 Ft
Living room 12.08 Ft x 13.17 Ft
Office 13.08 Ft x 12.08 Ft

Listing Presented By:



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Recreational, Games room 26.25 Ft x 24.92 Ft

Storage 11.83 Ft x 9.42 Ft

Furnace 11.75 Ft x 7.17 Ft

2pc Bathroom 4.92 Ft x 3.50 Ft

3pc Bathroom 9.33 Ft x 10.75 Ft

Primary Bedroom 22.67 Ft x 33.58 Ft

Other 11.17 Ft x 11.58 Ft