

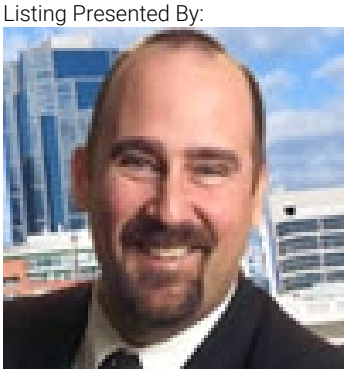
1950 12 Street Calgary Alberta

$725,000

Welcome to this beautifully finished 4-bedroom, 3.5-bathroom end-unit in Capitol Hill, offering just over 1,400 sq. ft. of thoughtfully designed living space with a modern feel that makes it feel practically brand new.As an end unit, natural light pours through the home, highlighting the bright, contemporary interiors, warm flooring and clean, modern finishes. The main level is designed for everyday living and entertaining, with an open-concept floor plan connecting the spacious living room, dining area and stylish kitchen. The kitchen features sleek cabinetry, stainless steel appliances and a large central island with plenty of workspace.Upstairs, you'll find three bedrooms and beautifully finished bathrooms, including a comfortable primary retreat. With four bedrooms in total, there's plenty of flexibility for a growing family, guests, roommates or a dedicated home office.But the features that truly set this Capitol Hill fourplex apart are outside the walls. Step upstairs to your private rooftop patio, where summer evenings, morning coffee and entertaining all come with your own elevated outdoor space.The lower level offers even more versatility with a fourth bedroom and wet bar, creating the perfect space for guests, a teenager, a home office or additional entertaining.And here's the feature you'll be hard-pressed to find in another unit: this is the only home in the complex with its own private entrance directly to the detached garage. No shared access, no hauling everything around the building--just the convenience and privacy of your own dedicated garage entrance. You'll also enjoy additional private patio space outside.Located in desirable Capitol Hill, you're close to parks, schools, shopping, restaurants, public transit and downtown Calgary. SAIT campus is also within walking distance, making this an especially convenient location for students, faculty and...

Primary Bedroom 11.42 Ft x 12.25 Ft
Bedroom 9.00 Ft x 10.58 Ft
Bedroom 8.50 Ft x 10.50 Ft
Laundry room 3.08 Ft x 5.50 Ft
4pc Bathroom 5.00 Ft x 8.83 Ft
3pc Bathroom 5.00 Ft x 10.33 Ft
Bedroom 10.58 Ft x 12.75 Ft
Storage 6.33 Ft x 12.17 Ft
Other 5.00 Ft x 8.00 Ft
Living room 12.17 Ft x 13.50 Ft
Dining room 7.75 Ft x 10.67 Ft
Kitchen 10.83 Ft x 12.08 Ft

Listing Presented By:



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

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

4pc Bathroom 5.00 Ft x 8.25 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Family room 13.50 Ft x 13.83 Ft