



# 212 12A Street Calgary Alberta

\$1,200,000

OPEN HOUSE SUNDAY December 15, 12pm to 2pm !! Breathtaking DOWNTOWN SKYLINE AND MOUNTAIN VIEWS from all three levels on the most desirable street in Bridgeland. Just a short walk to the Bridgeland arts and culture district, brunch spots, coffee shops, grocery markets, ice cream shops, restaurants, bakeries, salons, pubs and other retail. Walk to East Village, Downtown, Bridgeland C-train station, Zoo and Science Center, and and Tom Campbell off-leash park and Bow River Pathway. Easy access to get around the city with bridgeland being situated nearby Deerfoot Trail, 16 ave, Memorial Drive, Center street and Edmonton Trail, and Kensington. Enjoy amazing views at all times of day and night (great spot for Stampede and New Years Fireworks watching), then when the sun gets too hot, take refuge on your backyard patio, a private and shaded location. Come inside and you will be equally wowed by the functional layout that takes advantage of the views. Breathtaking Downtown & mountain VIEWS from this DETACHED 4 bedroom infill located in historic Bridgeland, with over 2,470 sq ft developed space over 3 floors & a double ATTACHED GARAGE, a rare find in the inner city. The massive open living room (and its adjoining balcony) & master bedroom feature the BEST 180 DEGREE Views of the downtown skyline. The rest of the main floor is well laid-out with a dining space that can adapt to any size table & a separate kitchen. The terraced backyard offers plenty of privacy among the bushes & apple trees. A massive bedroom in the basement has its own 4-piece ensuite, perfect for a guest suite or theatre room. Updated include NEW ROOF SHINGLES (2023), Most light fixtures (2024), and resprayed kitchen cabinets (2024), hardwood floor refinished (2024). The Property next door is also for sale (A2177918) if you need multiple properties. (id:6769)

Furnace 5.00 M x 5.00 M  
 Bedroom 14.33 M x 13.92 M  
 4pc Bathroom Measurements not available  
 Kitchen 17.67 M x 9.58 M  
 Laundry room 5.75 M x 5.42 M  
 Dining room 9.83 M x 9.75 M

Breakfast 8.58 M x 6.08 M  
 2pc Bathroom Measurements not available  
 Other 5.75 M x 19.42 M  
 Primary Bedroom 15.08 M x 12.50 M  
 Bedroom 13.17 M x 8.67 M  
 Bedroom 11.42 M x 11.42 M

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

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

**RE/MAX Realty Professionals**

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Great room 15.92 M x 15.25 M

Foyer 7.00 M x 6.17 M

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available