

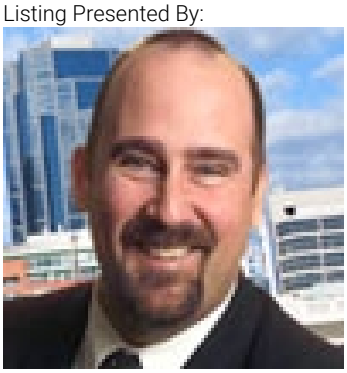
2127 12 Street Calgary Alberta

$609,900

A little more room to grow, a little less time commuting, and the best of inner-city Calgary right outside your door. Welcome to 2127 12 Street NW, a thoughtfully designed 3-bedroom, 3.5-bathroom townhome in the heart of Capitol Hill, just steps from Confederation Park. Built in 2021, this modern home offers a fully finished basement, combining contemporary finishes with an exceptionally functional layout. The open-concept main floor features durable vinyl flooring, high ceilings, an inviting living room with an electric fireplace, and a stylish kitchen complete with quartz countertops, a generous island, gas range, built-in appliances, and excellent pantry storage. The adjoining dining area creates a natural space for entertaining, while access to the private patio and fenced yard extends your living space outdoors.Upstairs, two spacious bedrooms feature comfortable carpeting, their own ensuite bathrooms, and walk-in closets. The primary retreat offers double vanities and a beautifully finished shower, while convenient upper-floor laundry adds everyday practicality. Downstairs, the fully developed basement provides a third bedroom, full bathroom with tile flooring, and a versatile recreation space ideal for movie nights, overnight guests, or a home office. Thoughtful storage solutions, including under-stair shelving, make excellent use of every square foot. Additional highlights include central air conditioning installed in 2023, an app-controlled Ecobee thermostat, an oversized insulated detached garage, durable Hardie Plank siding, and low condominium fees of just $180 per month. Beyond the front door, Capitol Hill delivers the kind of lifestyle that makes inner-city living so appealing. Start your mornings with a coffee and a walk through Confederation Park, discover neighbourhood restaurants along 16 Avenue, or spend your weekends exploring Kensington and Brid...

4pc Bathroom 7.83 Ft x 5.00 Ft
Bedroom 13.00 Ft x 10.33 Ft
Recreational, Games room 13.00 Ft x 12.25 Ft
2pc Bathroom 5.08 Ft x 5.17 Ft
Dining room 13.00 Ft x 8.83 Ft
Other 16.75 Ft x 11.17 Ft
Living room 10.67 Ft x 10.08 Ft
4pc Bathroom 5.50 Ft x 12.50 Ft
4pc Bathroom 5.17 Ft x 9.50 Ft
Bedroom 11.25 Ft x 10.17 Ft
Primary Bedroom 10.92 Ft x 11.00 Ft

Listing Presented By:



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