\$1,200,000 - 212a 12a Street Ne, Calgary

MLS® #A2154650

\$1,200,000

4 Bedroom, 4.00 Bathroom, 1,904 sqft Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

OPEN HOUSE SATURDAY | March 22, 1pm to 4pm !! 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. Breathaking 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.

Built in 2000

Essential Information

MLS® # A2154650 Price \$1,200,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,904

Acres 0.07 Year Built 2000

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 212a 12a Street Ne Subdivision Bridgeland/Riverside

City Calgary
County Calgary
Province Alberta
Postal Code T2E4R7

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Faces Front

of Garages 2

Interior

Interior Features Bookcases, Built-in Features

Appliances Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Range Hood

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Great Room, Mantle, Tile

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, Landscaped, Brush, Fruit Trees/Shrub(s), Garden, Interior

Lot, Lawn, No Neighbours Behind, Views

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed December 13th, 2024

Days on Market 110

Zoning R-C2

Listing Details

Listing Office RE/MAX iRealty Innovations

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