

# \$1,300,000 - 409 12 Street Nw, Calgary

MLS® #A2198152

**\$1,300,000**

3 Bedroom, 4.00 Bathroom, 1,792 sqft  
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Crafted with meticulous attention to detail, this well-designed house with distinctive architectural features offers a space you will want to call home. Starting in 2006, this home was completely and professionally rebuilt from the foundation and transformed to include all modern features and amenities and over 2,400 sqft of developed luxury living space. The chef's kitchen has stainless steel appliances, innovative storage solutions, a walk-in pantry, ample cabinet and prep space, and a restaurant booth with bench seating. It seamlessly connects to the spacious dining area and living room, flooded with natural light, making them ideal for entertaining. On the second level, the primary bedroom features a luxurious 3-piece ensuite with a walk-in shower and built-in closets. Additionally, there are two bedrooms and a 4-piece ensuite with a deep soaking tub. The top floor offers a perfect flex and office area with a skyline view. A legal basement studio suite includes a full kitchen, a 4-piece bathroom, and laundry facilities, and it can also function as a rec room or additional flexible space. The home boasts an impressive list of features and upgrades, including a double detached garage with attic storage, all-day sunshine with yards facing east, south and west, an extensive back deck, spacious and private yard, secure storage under the large veranda, a 2-piece powder room on the main level, radiant heating on three floors, a heat pump and air conditioner on the top floor and the primary bedroom, Hardie board siding,



a paved back alley, German tilt-and-turn windows, floating stairs, engineered hardwood floors, basalt tiles, and more. Living here, you'll have walkable access to Kensington, schools, downtown, the Bow River pathways, and easy access to bus routes, LRT stations, and major thoroughfares to navigate the city. This home embodies a prime location, high quality, and the ultimate urban lifestyle.

Built in 1911

### **Essential Information**

MLS® #	A2198152
Price	\$1,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,792
Acres	0.09
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	409 12 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Y9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Paved
# of Garages	2

## Interior

Interior Features	Built-in Features, No Smoking Home, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Natural Gas, Fireplace(s), Heat Pump, Radiant
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	1
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Solutions
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