

\$1,150,000 - 220 12 Street Nw, Calgary

MLS® #A2111133

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,677 sqft
Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

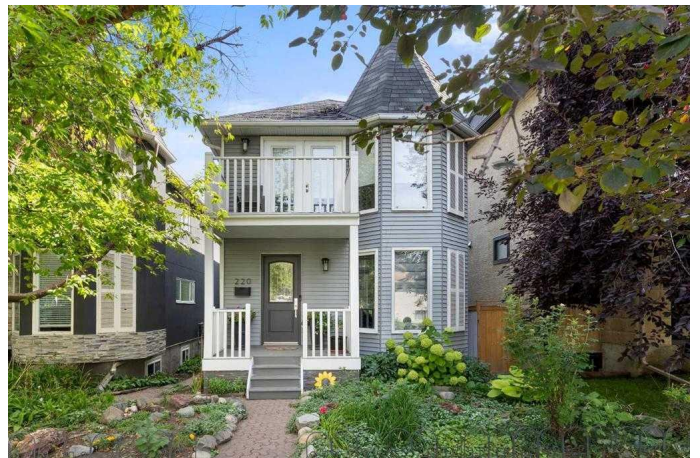
*** OVER 2300 SQFT OF LIVING SPACE |
RARE HIDDEN GEM IN ONE OF
CALGARY'S MOST DESIRABLE
NEIGHBOURHOODS OF HILLHURST IN
KENSINGTON VILLAGE | STEPS AWAY THE
BOW RIVER WITH BIKE TRAILS, WALKING
PATHS, NUMEROUS RESTAURANTS,
COFFEE SHOPS!!!!

Just across the Bow River from downtown
Calgary lies the charming neighbourhood of
Hillhurst, one of Calgary's most coveted
locales. Hillhurst is a sought-after PRIME
LOCATION renowned for its character and
convenience. From its tree-lined streets to its
vibrant community spirit, this neighbourhood
offers a perfect blend of urban sophistication
and natural beauty. Homes like this rarely
come up in this prime location, making the
opportunity even more special for those who
call Hillhurst home.

This stunning 2-storey home is a masterpiece
of design, boasting over 2300 square feet of
meticulously crafted living space.

Step inside and prepare to be captivated by
the exquisite interior makeover. Every detail
has been carefully considered, resulting in an
artistically inspired and professionally
designed residence that leaves a lasting
impression.

The main level features an expansive open
layout, highlighted by soaring ceilings in the



dining room adorned with cascading Bocci Ball lights. The heart of the home is the massive top chef-quality kitchen, showcasing high gloss European cabinets, a central island, and top-of-the-line appliances including Thermadore, Wolf, Subzero, and Faber. Silestone counters provide the perfect finishing touch to this culinary masterpiece.

In the great room, a fireplace takes center stage, complete with a genuine 18th-century Welsh slate mantle, adding warmth and character to the space. Throughout the main and upper levels, on-site finished hardwood floors exude elegance and sophistication.

Indulge in the luxurious 5-piece spa bath, equipped with a Ban Ultra tub, multi-jet shower, dual vanity, skylights, and all Grohe fixtures. Heated floors ensure comfort and warmth, creating a serene oasis for relaxation.

The lower level offers additional living space, including a media room, summer kitchen, bedroom, and 3-piece bath, providing ample room for entertaining or accommodating guests ***COULD BE USED AS A GUEST SUITE***

Outside, a double garage and perennial garden add to the allure of this exceptional property. Enjoy the convenience of strolling to nearby shops, restaurants, river pathways, and downtown, making this home the epitome of luxury living in Calgary's vibrant Kensington Village.

Built in 1981

Essential Information

MLS® #	A2111133
Price	\$1,150,000
Sold Price	\$1,145,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,677
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	220 12 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1Y5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Kitchen, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 11th, 2024
Days on Market	6
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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