

\$1,100,000 - 1731 12 Avenue Nw, Calgary

MLS® #A2113926

\$1,100,000

4 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.17 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Let your imagination run wild with this stunning walk-out bungalow as you capitalize on some spectacular downtown views. Sitting on a 75' wide lot located on one of the most desirable streets in Briar Hill, this property is one of the last few spots left to renovate and is surrounded by million dollar homes. Inside presents a mid-century vibe offering an abundance of natural light throughout the spacious layout. A front dining area opens to the kitchen where you'll be in awe of the pristinely kept original cabinets and charming backsplash. An expansive main floor living room leads out to covered balcony where you can enjoy the South sun and captivating downtown views. The main floor offers a full bathroom and three generous bedrooms, including one with a 2pc ensuite. The lower walk-out basement showcases a large family room highlighted by a wet bar and wood burning stone surround fireplace. A full bathroom, fourth bedroom, and home office ensure there's plenty of space for everyone. Downstairs is completed by a massive laundry room and workshop for those that like to tinker. The lower level leads out to the South exposed yard where you can enjoy the covered patio with storage, and ample green space for kids to play. Rarely will you have an opportunity this strong come along. Don't let this dream property go by.

Built in 1957

Essential Information



MLS® #	A2113926
Price	\$1,100,000
Sold Price	\$1,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1731 12 Avenue Nw
Subdivision	Hounsfield Heights/Briar Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1J3

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Bar, Pantry, Separate Entrance, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Lawn, Interior Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 28th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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