

\$749,900 - 444 12 Street Nw, Calgary

MLS® #A2117050

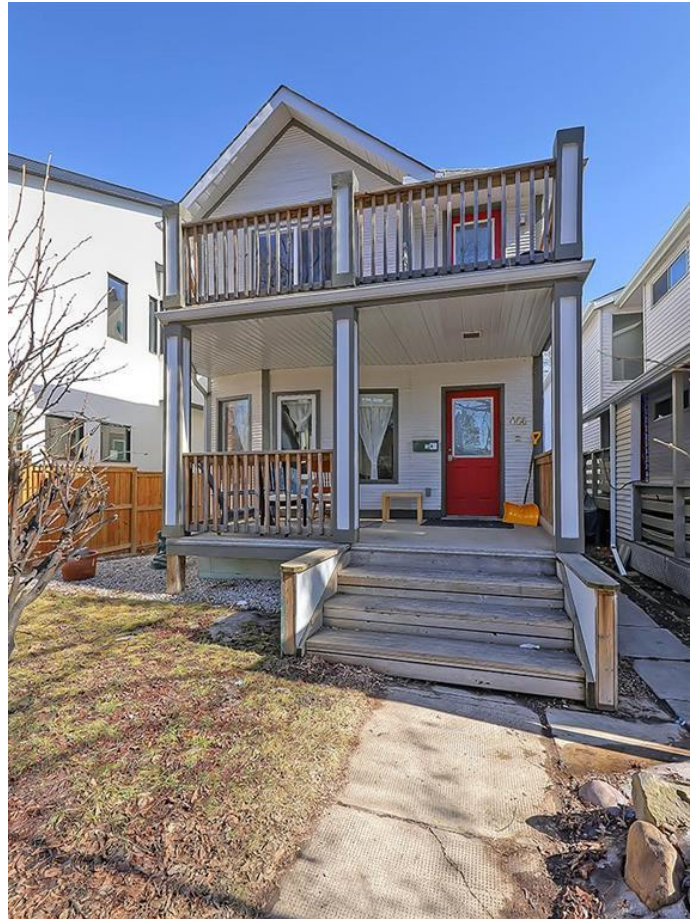
\$749,900

3 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Discover charm and potential in the heart of Hillhurst, also known as (Kensington Village) , a 2 and a half story Character home on one of the most coveted streets. 3 Bathrooms, 3 Bedrooms, and separate laundry areas. Spanning over 1700 square feet above grade, and a recently refurbished basement, this residence presents an opportunity through imagination, weather that be reimagination, or the perfect lot for new construction. Here you can have a lifestyle of convenience with the friendliest neighbors. Positioned just down the block from an array of shopping options and some of Calgary's most beloved eateries, the location is nothing short of unbelievable. The property is thoughtfully divided into two units, one of them illegal, offering versatility to cater to a variety of living arrangements or investment possibilities. The top two floors comprise one unit, showcasing the unique architectural details and timeless allure that character homes are renowned for, and boasts two patios one east and one west. The second unit, encompassing the main floor and basement, presents ample living spaces, the cutest front porch and another large back deck.

Set on a generous 30x125 lot, the outdoor space offers room for relaxation and entertaining, further enhanced by the presence of an oversized double garage, providing extensive storage and parking solutions. Whether you're drawn to the undeniable character, the incredible location, or the



investment potential, this property stands as a testament to the possibilities that await. Seize the opportunity to own a piece of Kensington Village, where the blend of historical charm and modern convenience creates a living experience that is truly exceptional.

Built in 1912

Essential Information

MLS® #	A2117050
Price	\$749,900
Sold Price	\$805,100
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,716
Acres	0.09
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	444 12 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Y8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete



Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 25th, 2024
Days on Market	3
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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