

# \$849,900 - 9412 12 Street Sw, Calgary

MLS® #A2154700

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,149 sqft

Residential on 0.13 Acres

Haysboro, Calgary, Alberta

Welcome to this extraordinary, fully updated 4-bedroom, 2.5-bathroom bungalow nestled in the heart of the highly sought-after community of Haysboro. This exquisite home showcases an array of premium upgrades designed to captivate and impress. The exterior features striking Hardie board siding and dazzling Gemstone exterior lights, creating remarkable curb appeal. Step inside to discover the refreshing coolness of air conditioning and the cozy ambiance provided by two gas fireplaces. The upper level is adorned with luxurious engineered hardwood flooring, while the lower level is enhanced with elegant luxury vinyl plank flooring. Solid wood interior doors on all bedrooms and bathrooms add a refined touch of sophistication. The primary bath is a sanctuary of indulgence, boasting a spa-inspired ensuite complete with a rejuvenating jetted tub, gleaming granite countertops, and sumptuous heated floors. The downstairs bathroom also offers the luxury of heated floors, ensuring ultimate comfort. Entertain in style with a chic downstairs bar and a sleek, maintenance-free deck and railings, perfect for hosting memorable gatherings. The property is thoughtfully equipped with a trailer parking pad featuring a 30-amp plug, an oversized detached 2 car garage that is drywalled and heated and includes convenient upstairs storage. A state-of-the-art 4-zone underground sprinkler system ensures your lawn remains lush and vibrant year-round. This home masterfully



combines luxury and functionality, offering a breathtaking sanctuary in a prime location. An absolute must see!

Built in 1958

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2154700    |
| Price          | \$849,900   |
| Sold Price     | \$845,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,149       |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 9412 12 Street Sw |
| Subdivision | Haysboro          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 1P3           |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                |
| Parking        | Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, See Remarks |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |

|                 |                                          |
|-----------------|------------------------------------------|
| Heating         | Forced Air                               |
| Cooling         | Central Air                              |
| Fireplace       | Yes                                      |
| # of Fireplaces | 2                                        |
| Fireplaces      | Gas, Living Room, Recreation Room, Stone |
| Has Basement    | Yes                                      |
| Basement        | Finished, Full                           |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | RV Hookup                                     |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                               |
| Construction      | Composite Siding, Stone                       |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 2nd, 2024  |
| Date Sold      | August 26th, 2024 |
| Days on Market | 24                |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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