

# \$1,099,990 - 212a 12a Street Ne, Calgary

MLS® #A2154650

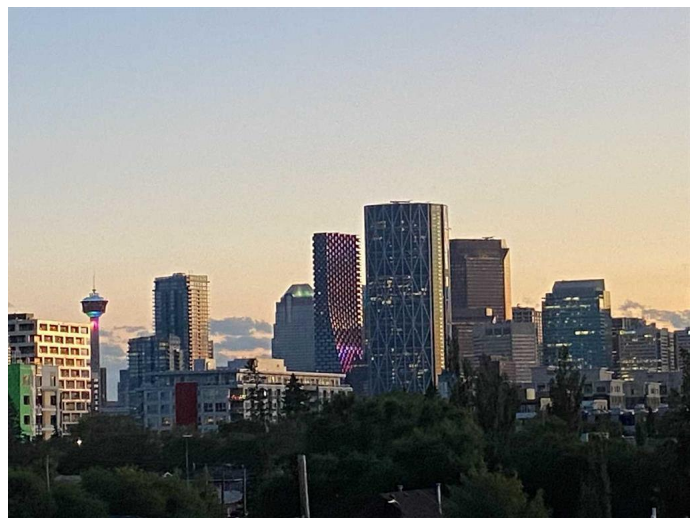
**\$1,099,990**

4 Bedroom, 4.00 Bathroom, 1,904 sqft  
Residential on 0.07 Acres

Bridgeland/Riverside, Calgary, Alberta

OPEN HOUSE SATURDAY April 5 | 1 pm to 4 pm !! Breathtaking DOWNTOWN SKYLINE AND MOUNTAIN VIEWS from all three levels on the most desirable street in Bridgeland.

Just a short walk to the Bridgeland arts and culture district, brunch spots, coffee shops, grocery markets, ice cream shops, restaurants, bakeries, salons, pubs and other retail. Walk to East Village, Downtown, Bridgeland C-train station, Zoo and Science Center, and and Tom Campbell off-leash park and Bow River Pathway. Easy access to get around the city with bridgeland being situated nearby Deerfoot Trail, 16 ave, Memorial Drive, Center street and Edmonton Trail, and Kensington. Enjoy amazing views at all times of day and night (great spot for Stampede and New Years Fireworks watching), then when the sun gets too hot, take refuge on your backyard patio, a private and shaded location. Come inside and you will be equally wowed by the functional layout that takes advantage of the views. Breathaking Downtown & mountain VIEWS from this DETACHED 4 bedroom infill located in historic Bridgeland, with over 2,470 sq ft developed space over 3 floors & a double ATTACHED GARAGE, a rare find in the inner city. The massive open living room (and its adjoining balcony) & master bedroom feature the BEST 180 DEGREE Views of the downtown skyline. The rest of the main floor is well laid-out with a dining space that can adapt to any size table & a separate kitchen. The terraced backyard offers plenty of privacy



among the bushes & apple trees. A massive bedroom in the basement has its own 4-piece ensuite, perfect for a guest suite or theatre room. Updated include NEW ROOF SHINGLES (2023), Most light fixtures (2024), and resprayed kitchen cabinets (2024), hardwood floor refinished (2024). The Property next door is also for sale (A2177918) if you need multiple properties.

Built in 2000

### Essential Information

MLS® #	A2154650
Price	\$1,099,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,904
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	212a 12a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4R7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Range Hood, Washer
Heating	Natural Gas, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Brush, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Lawn, Landscaped, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	December 13th, 2024
Days on Market	113
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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