

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

MLS® #A2217372

**\$1,099,990**

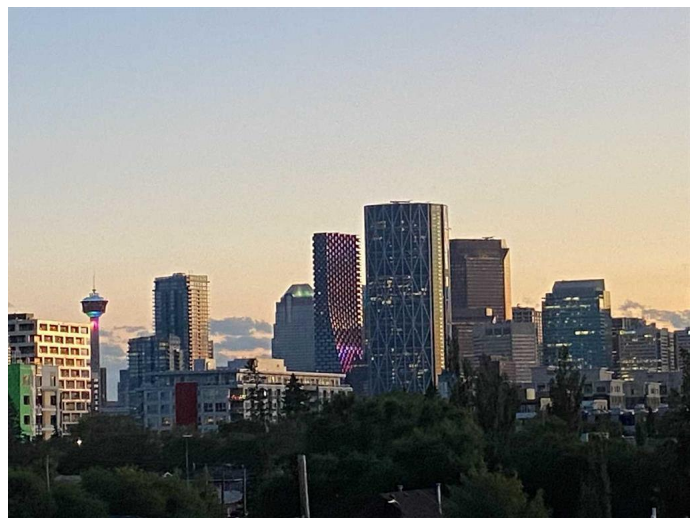
4 Bedroom, 4.00 Bathroom, 1,904 sqft

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® #         | A2217372    |
| 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, Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                               |
| Cooling           | Central Air                                                         |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas, Mantle, Tile, Great Room                                       |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                            |

## Exterior

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

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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