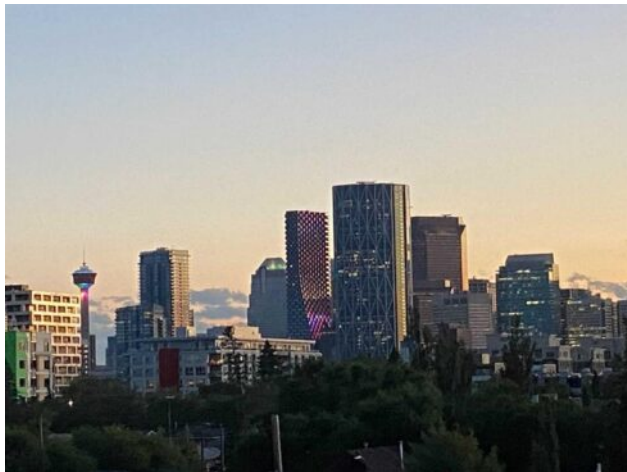


212 12A Street NE
Calgary, Alberta

MLS # A2314149



\$999,990

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Marble, Stone, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

DETACHED IN BRIDGELAND — NO SHARED WALLS! Perched at one of Bridgeland's highest points, this extensively renovated 3-bedroom single-family home delivers something truly hard to replicate: unobstructed Downtown Calgary skyline and mountain views from all three levels. Situated on a corner lot, the home's unique design places the double heated garage at ground level and the main living area one floor above the street, creating exceptional privacy while maximizing those incredible views. Inside, you'll find a bright, open layout with three extra-large bedrooms—two up and one down. Both upper bedrooms feature spacious walk-in closets. The beautifully renovated primary ensuite is a private retreat with heated polished marble floors, marble shower and freestanding soaker tub overlooking the skyline. The lower level also features heated floors, a large bedroom and full bathroom—ideal for guests, teens or a private home office. The extensively upgraded kitchen features an oversized island, updated countertops, travertine flooring, black stainless appliances, gas cooktop, wall oven and built-in microwave. Numerous upgrades throughout include newer roof shingles, R-45 attic insulation, furnace, hot water tank, updated lighting and plumbing fixtures, epoxy garage flooring and a gas garage heater. Central A/C plus a dedicated mini-split in the primary bedroom keeps the home comfortable all summer. Enjoy a private, low-maintenance backyard patio with mature landscaping and a stone waterfall pond—perfect for those who want outdoor space without spending weekends maintaining a large yard. And the location is exceptional: walk or bike Downtown in approximately 15 minutes or drive there in under 5. Walk to Bridgeland's restaurants, cafés and shops, the CTrain, Bow

River pathways and nearby off-leash park, with a private school located on the same street. A renovated detached home, no shared walls, double heated garage, inner-city walkability and a skyline view you simply can't renovate into another property.