



GRASSROOTS
REALTY GROUP

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1927 12 Street SW
Calgary, Alberta

MLS # A2257661



\$3,199,900

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Alley Access, Double Garage Detached, Driveway, Front Drive, G		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

Heating:	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Humidity Control, Water, Gas	-
Floors:	Carpet, Hardwood, Stone	Sewer: -
Roof:	Asphalt Shingle	Condo Fee: -
Basement:	Finished, Full	LLD: -
Exterior:	Brick, Composite Siding, Concrete	Zoning: DC (pre 1P2007)
Foundation:	Perimeter Wall, Brick/Mortar, Poured Concrete, See Remarks	Utilities: -
Features:	Bidet, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound	
Inclusions:	Built in water dispenser, custom ladder in primary suite, custom ladder on wall in dining room, EV chargers in garage, drying rack in laundry room, pergola	

Welcome to The Culver House, a rare piece of Calgary's history, originally built in 1912 by Annie Culver, who purchased the land in 1909. At a time when few women owned property, Annie's achievement made her one of Calgary's earliest female architectural visionaries. Over the last 113 years, this home has had only three female owners, each committed to its preservation. In 2022, when the property was at risk of demolition—its 50' x 130' lot making it a prime target for redevelopment—the current owner stepped in and spared no expense in a complete restoration and rebuild. Every element was carefully considered, blending heritage character with modern luxury for a truly one-of-a-kind residence. Low maintenance and perfectly created for a lock and leave lifestyle this 2,896 sq ft fully developed home is ideal for those who want condominium living and amenities without being attached to others and the Upper Mount Royal address without the upkeep of a 5000 sq ft sprawling estate. Inside, you'll find three bedrooms, including a luxurious primary retreat with spa-inspired ensuite, oversized walk-in closet with illuminated rods, and additional attic storage. The main floor showcases elegant living and dining spaces with two fireplaces, a custom Denca kitchen with Sub-Zero, Wolf, and Asko appliances, and restored original details including solid wood doors, brass hardware, and the grand staircase. All major systems have been replaced: new foundation with weeping tile and sump, full spray-foam insulation, complete asbestos removal, exterior siding, Pella architectural windows, roof, flooring, walls, all-new plumbing and sewage lines, high-efficiency furnace with central A/C, steam humidifier and ventilation, tankless hot water, new electrical, and a fully integrated Lutron RadioRA 3

Smart Lighting System. Security and comfort are ensured with monitored cameras, keyed gated access, and a whole-home leak detection system with automatic shutoff. The exterior grounds, with a west facing backyard, has been professionally regraded and landscaped, featuring a hand-laid brick courtyard, perennial gardens designed for three-season blooming, and a custom heated saltwater pool with an autocover, complemented by a pool house. The heated oversized double garage, finished by Garage Living with cabinetry and epoxy flooring and EV charging stations. As well as a side driveway that fits four additional cars. This is a rare opportunity to own a piece of Calgary's history—rescued from demolition, rebuilt for the next century, and reimagined as an exclusive, turnkey, lock-and-leave retreat in the city's most prestigious community. Exclusive RSVP ONLY Open House Event for Agent Represented Buyers this evening from 5 - 7pm (10/02) If you would like to attend this special event, please contact your favourite Realtor & have them RSVP on your behalf. Your Realtor is not required to attend however they will be required to provide you with a unique password for entry into the event.