

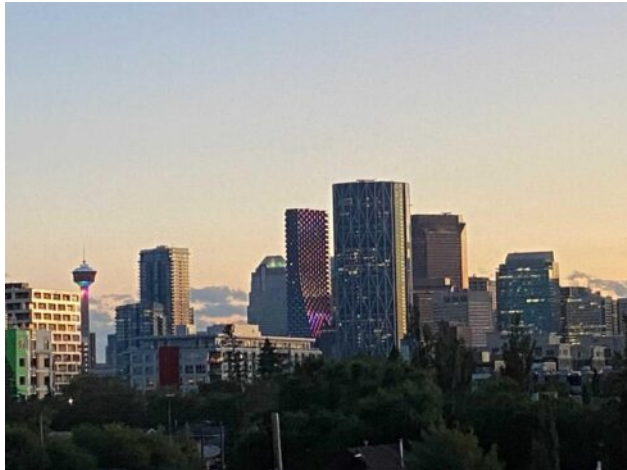


GRASSROOTS
REALTY GROUP

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212 12A Street NE
Calgary, Alberta

MLS # A2314149



\$1,100,000

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-CG
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		

3 Bedroom home with Breathtaking DOWNTOWN SKYLINE AND MOUNTAIN VIEWS from all three levels and situated on a CORNER LOT 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 where you can watch the birds enjoy taking a bath in the stone waterfall pond, and perch on the apple trees and shrubs. Come inside and you will be equally wowed by the functional layout that takes advantage of the views. The unique and eclectic interior styling makes you feel right at home, and the three-way fireplace quickly heats up the house as the winter approaches. Countless updates including newer asphalt roof shingles (2018), R-45 attic insulation (2018), hot water wank (2024), furnace (2018), Epoxy garage flooring (2018) and garage gas heater (2020), New black stainless steel kitchen appliances in 2020 (dishwasher, countertop gas stove, range hood, wall oven, built-in microwave), New long kitchen island and countertops and TRAVERTINE floors (2020), changed almost all plumbing and hanging light fixtures throughout house (2020), Cat6 wiring for security cameras (2020), separate AC for primary bedroom (2025), New matte black tile on fireplace, bathrooms, laundry room,

and basement. Primary ensuite completely remodeled with new Polished MARBLE TILE FLOOR AND SHOWER giving you that spa experience as you enjoy the incredible view while you soak in the freestanding tub. Both upstairs bedrooms are generously sized and have spacious walk-in closets. There is also a top floor laundry room with a sink and 4-piece bathroom, both which have been re-tiled. In the Basement, Guests can easily access their own spacious bedroom and full bathroom through the garage. Did I mention the Incredible Views??!!