



**2009 12 Street NW  
Calgary, Alberta**

**MLS # A2317773**



**\$725,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Welcome to Capitol Hill—this beautifully designed townhome at 2009 12 St NW delivers exceptional inner city living just steps from Confederation Park and minutes from the SAIT C-Train, with convenient access to the University of Calgary and Downtown. Built by Homes by Sorensen in 2019, this immaculate, move in ready residence showcases outstanding craftsmanship with 10-ft ceilings on all three levels, a bright open layout, and high-quality finishes throughout. The main floor features a welcoming living room with a fireplace, a chef inspired kitchen with an oversized quartz island, gas stove, and premium appliances, plus a spacious dining area perfect for entertaining. A rear mudroom leads to the covered west facing deck with a natural gas line for a barbecue. Upstairs, the private primary retreat offers a balcony, walk in closet, and a luxurious 4-piece ensuite, complemented by a second bedroom, full bath, and dedicated laundry room. The fully developed basement adds valuable living space with a spacious recreation room, full bath, and generous bedroom. Complete with central A/C, HRV air exchange system, custom blinds, mature landscaping, an oversized single garage, and low condo fees in a well-managed complex, this home blends comfort, style, and unbeatable convenience.