



GRASSROOTS
REALTY GROUP

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1950 12 Street NW
Calgary, Alberta

MLS # A2340741



\$725,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar		
Inclusions:	n/a		

Welcome to this beautifully finished 4-bedroom, 3.5-bathroom end-unit in Capitol Hill, offering just over 1,400 sq. ft. of thoughtfully designed living space with a modern feel that makes it feel practically brand new. As an end unit, natural light pours through the home, highlighting the bright, contemporary interiors, warm flooring and clean, modern finishes. The main level is designed for everyday living and entertaining, with an open-concept floor plan connecting the spacious living room, dining area and stylish kitchen. The kitchen features sleek cabinetry, stainless steel appliances and a large central island with plenty of workspace. Upstairs, you'll find three bedrooms and beautifully finished bathrooms, including a comfortable primary retreat. With four bedrooms in total, there's plenty of flexibility for a growing family, guests, roommates or a dedicated home office. But the features that truly set this Capitol Hill fourplex apart are outside the walls. Step upstairs to your private rooftop patio, where summer evenings, morning coffee and entertaining all come with your own elevated outdoor space. The lower level offers even more versatility with a fourth bedroom and wet bar, creating the perfect space for guests, a teenager, a home office or additional entertaining. And here's the feature you'll be hard-pressed to find in another unit: this is the only home in the complex with its own private entrance directly to the detached garage. No shared access, no hauling everything around the building—just the convenience and privacy of your own dedicated garage entrance. You'll also enjoy additional private patio space outside. Located in desirable Capitol Hill, you're close to parks, schools, shopping, restaurants, public transit and downtown Calgary. SAIT campus is also within walking distance, making this an especially convenient location for students,

faculty and anyone looking for easy access to one of Calgary's major post-secondary campuses. Modern. Bright. Exceptionally functional. And with features you simply don't get in every townhome. If you've been looking for a 4-bedroom home (with AC) in Capitol Hill with a private rooftop patio, detached garage (with private entrance), this one deserves a closer look. Call your REALTOR® to book your showing today!