

2007 12 Street NW
Calgary, Alberta

MLS # A2161700



\$699,900

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|------------------|------------------------|---------------|------------------|
| Division: | Capitol Hill | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,443 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 200 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Composite Siding, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: Tv Mounts

Welcome to 2007 12 St NW in Capitol Hill! This stunning two-storey townhouse, complete with a fully finished basement, offers the perfect blend of comfort and style for any family. Upon entering, you are greeted by a welcoming foyer that leads into a bright living room featuring a cozy fireplace, perfect for relaxing evenings. The main floor also boasts a spacious dining area that seamlessly connects to a modern kitchen, ideal for entertaining. A 2-piece powder room located off the mudroom with additional closet space, leads you to the rear private deck, making it easy to enjoy outdoor living. Upstairs, the primary bedroom is a true retreat with its own private balcony, a luxurious 4-piece ensuite, and a generous walk-in closet. The second floor also includes a well-appointed laundry room and a second bedroom, complete with its own 4-piece bathroom for added convenience. The fully finished basement is a versatile space with a large recreation room, an additional 4-piece bathroom, and a third bedroom with its own walk-in closet. A utility and storage room provide ample storage solutions. Outside, the home is framed by trees and well-maintained landscaping. The large windows flood the interior with natural light, and the private outdoor spaces, bring the outside in. Situated in a vibrant community, this dream home is close to playgrounds, schools, and shopping, with everything you need in this desirable, welcoming neighborhood. Don't miss your chance to make this exceptional property your new home!