



GRASSROOTS
REALTY GROUP

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462 12 Street NW
Calgary, Alberta

MLS # A2246604



\$1,599,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,556 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

Inclusions: All window coverings, all light fixtures, solar panels & system and alarm system built-in.

Minutes from KENSINGTON! This lovely 4 bedroom and 4.5 bathroom home with almost 3,600 sq. ft. of total living space on 4 levels is located on a 30 FT WIDE LOT, on a charming tree-lined street in one of the most desirable KENSINGTON neighborhoods: HILLHURST. The main and upper floors feature Brazilian cherry HARDWOOD throughout, and the installed SOLAR system helps you reduce energy costs. On the main floor you'll find a cozy living room with fireplace. The family-oriented kitchen, with fireplace, offers a great space to live, love and enjoy family. The classic kitchen meets all the family needs: an island, breakfast bar, two pantries, gas range and Corian countertops. The 2pc bathroom completes this level. An impressive spiral staircase brings you to the other floors. The second floor features the primary bedroom, a retreat style area with fireplace, 5pc spa-like ensuite bathroom with IN-FLOOR heating, a steam shower, large walk-in closet and a Romeo & Juliet balcony. The 2nd bedroom on this floor also offers ample room and comes with a 4pc (cheater) ensuite. The laundry room with sink and folding table completes this level. On the 3rd floor is another great space suitable for many uses. It is currently a bedroom, but make it a work and study room, an atelier for painting, a quiet area for reading; it is all possible. This level is equipped with a 3pc bathroom and ductless mini-split air conditioner. The fully developed basement with IN-FLOOR heating adds another 1,000 sq. ft. and includes a 4th bedroom, a 4pc ensuite and a huge living area currently used as family, media and rec room in one. Several large windows offer natural light in the basement. This property has an amazing outdoor space; not only is there an appealing front yard, but at the back you'll find lawn, a patio, fruit trees and 5 large planter boxes. To finish, this great inner-city home, comes

on a 30 ft wide lot and offers a double, oversized and drywalled garage. The location speaks for itself, rated with one of the highest walking and biking scores in Calgary. And it is just steps from the entertainment district of Kensington and across from Riley Park. One can easily walk to the Kensington C-Train station and the Bow River Pathway and many schools. Both SAIT and Downtown are also within walking distances. And by car, there is quick access to 16 Avenue N, Crowchild Trail and Deerfoot Trail.