



**2112 Cliff Street SW
Calgary, Alberta**

MLS # A2295742



\$1,125,000

Division:	Cliff Bungalow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,644 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Environmental Reserve, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Set on one of Cliff Bungalow's special and most charming streets, shared with just seven other homes, this turnkey, renovated character home is as special as its setting. With undeniable curb appeal, it sits on a 25 x 140 ft lot directly across from a park and just steps from the Montessori school. It is the kind of location people wait for. Arrive home and spend warm afternoons on the front veranda, soaking in peaceful park views, or step inside to unwind. The interior strikes a perfect balance between timeless character and clean, modern updates. The main floor offers a bright, open-concept layout that flows effortlessly between the living, dining, and kitchen spaces. It feels social, functional, and full of warmth. The kitchen is crisp and understated, featuring white cabinetry, quartz countertops, stainless steel appliances (new Miele dishwasher, new hood fan, serviced Viking stove), and a generous island that naturally becomes the heart of the home. A convenient powder room completes the main level. The living area is anchored by a sleek fireplace and framed by large windows that fill the space with natural light throughout the day. Designed with entertaining in mind, the layout leads seamlessly to the new back patio, overlooking the yard and double garage. It is perfect for summer evenings and weekend gatherings. Upstairs, the primary retreat feels like a hidden gem. Vaulted ceilings, exposed beams, and hardwood floors create a cozy yet elevated atmosphere. A spacious walk-in closet and a beautifully renovated ensuite, with a clawfoot tub and glass shower, add to the sense of calm. A private upper patio overlooks the west-facing yard. The second bedroom is bright and spacious, overlooking the front yard, with an additional 3-piece bathroom just down the hall. The fully developed lower level adds even more versatility, offering an additional bedroom, currently

used as an office, a flexible rec room, storage space with potential for a second kitchen, plus laundry and another 3-piece bath. With zoning already in place, there is also the option to develop a secondary suite in the future. Behind the scenes, the important updates have all been taken care of, including a new top of the line smart furnace, hot water tank, built-in speakers, improved insulation, updated siding, new gutters, new garage door, landscaping, new faucets, millwork, plumbing pressure system, new front steps, ongoing exterior maintenance and more!. This is one of those homes that simply feels right the moment you walk in. It is full of character, thoughtfully updated, and perfectly located just steps from Mission, 17th Avenue, river pathways, and downtown.