



1853 12 Street NW
Calgary, Alberta

MLS # A2300270



\$640,000

Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Dry Bar, No Smoking Home, Quartz Counters, Sump Pump(s), Vinyl Windows		

Inclusions: None.

Built in 2020, this end unit townhome offers a functional layout with added privacy and outdoor space. 3 bedrooms and 3.5 bathrooms, with a rare DOUBLE PRIMARY SETUP upstairs, each with its own ensuite and walk-in closets. Main floor features an open concept design with hardwood flooring, large windows, and a well-appointed kitchen with quartz counters, gas range, full-height pantry, and breakfast bar. Living room with gas fireplace and direct access to the back deck with natural gas hookup. Upstairs includes two primary bedrooms. The main suite offers a huge walk-in closet and 5-piece ensuite with soaker tub and separate shower. Second bedroom also includes a walk-through closet and 4-piece ensuite. Stacking laundry in upper hallway. Fully finished basement with third bedroom, 4-piece bathroom, and rec room with wet bar. Private, secured yard with direct access to the single detached garage without leaving the yard. End unit location provides added light and separation. AIR CONDITIONING installed in 2022. HOT WATER TANK replaced in 2025. Window coverings included. Located near North Hill Shopping Centre, SAIT, and the C-Train, downtown in just minutes.