1935 12 Street SW

Calgary | Active | MLS® A2355516

$1,999,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1912**	**2,861.44 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Offering almost 3,000 square feet above grade, this extraordinary Calgary century home is a rare architectural treasure. Thoughtfully renovated + meticulously maintained, it blends modern updates with timeless character, showcasing exceptional millwork, exquisite wood detailing + craftsmanship rarely seen today. The elongated foyer welcomes you with substantial baseboards, intricate millwork, leaded glass windows + extensive quarter-cut oak tongue-and-groove panelling. Every archway + architectural detail reflects the home's distinctive charm.
The main floor features a dedicated coat closet + versatile den with gas fireplace, ideal as a library, reading room or office. Elegant millwork archways lead into the stunning living room, which flows seamlessly into the dining room. Opened-up walls create a connected layout between the dining room, kitchen + hallway. Gutted + renovated around 2016, the kitchen offers a substantial island, generous workspace + doors to the deck. A rear mudroom provides convenient access to the gorgeous west-facing backyard, featuring established landscaping, lush greenery, garden beds, a sprinkler system, expansive deck + double detached garage.
Upstairs, a charming reading nook introduces a flexible second level with maple flooring throughout, offering three bedrooms or two bedrooms + a dedicated office overlooking the backyard. A family bathroom with heated floors completes this level, which underwent a major renovation in 1999, including new drywall, electrical + mouldings. The entire third storey is dedicated to an expansive private primary retreat, offering exceptional space, a generous walk-in closet + ensuite with steam shower. Beautiful city views provide a stunning backdrop.
The lower level offers ample room for recreation, movie nights, a TV area + storage. Hot-water heating provides quiet, efficient comfort, with individual zone valves allowing room-by-room temperature control. Electrical updates include a new breaker panel installed around 1997-1999, with much of the electrical also updated. Most windows were replaced during the 1999 renovation, while the original main-floor leaded glass windows were preserved. The roof was replaced approximately 20 years ago. Located in one of Calgary's most sought-after inner-city neighbourhoods, this home offers exceptional walkability to 17th Avenue's vibrant restaurants, cafés + shops, proximity to schools + convenient downtown access. A rare opportunity to enjoy historic character, remarkable craftsmanship + thoughtful updates in an unbeatable urban setting.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355516
Bedrooms	3
Bathrooms	4
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,861.44 sq. ft.
Main Level Finished Area:	1,216.19 sq. ft.
Upper Level Finished Area:	1,645.24 sq. ft.
Below Grade Finished Area:	1,107.51 sq. ft.
Acreage:	No
Lot Area:	6,501 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	East
Levels:	2 and Half Storey
Total Rooms Above Grade:	9
Year built:	1912 (Age: 114)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	179R
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, See Remarks, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Freezer Drawer
Restrictions:	None Known
Main Floor	Dining Room · 13'11" × 11'9" ·
Main Floor	Foyer · 13'3" × 10'11" ·
Main Floor	Kitchen · 20'11" × 16'5" ·
Main Floor	Laundry · 6'6" × 5'5" ·

Main Floor	Living Room · 13'2" × 12'1" ·
Main Floor	Office · 13'1" × 12'1" ·
Upper Level	Bedroom - Primary · 33'7" × 22'8" ·
Upper Level	Walk-In Closet · 11'7" × 11'2" ·
2nd Floor	Bedroom · 17'5" × 10'4" ·
2nd Floor	Bedroom · 14' × 12' ·
2nd Floor	Office · 12' × 11'9" ·
Basement	Cold Room/Cellar · 16'2" × 6'5" ·
Basement	Game Room · 26'3" × 24'11" ·
Basement	Storage · 11'10" × 9'5" ·
Basement	Furnace/Utility Room · 11'9" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Granite Counters, Natural Woodwork, Vaulted Ceiling(s)
Exterior Features:	Balcony
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1935-12-street-sw-calgary-a2355516/

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