201 12 Street NE

Calgary | Active | MLS® A2295084

$1,659,999









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2014**	**2,521.4 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

HUGE price reduction! Welcome to this exceptional, one-of-a-kind custom residence in Bridgeland, one of Calgary's most sought-after inner-city communities. This remarkable property immediately stands out with its LEGAL 832SQFT EXECUTIVE SUITE ABOVE THE OVERSIZED TRIPLE CAR GARAGE & an impressive 4200SFT+ OF TOTAL LIVING SPACE, offering unmatched luxury & income potential. Complemented by 9ft ceilings & hand-scraped hickory floors, you will be blown away by the elegance of the main floor with its grand living room with stone-facing fireplace accented by built-in cabinets, open concept formal dining room with built-in hutch & showpiece chef's kitchen with granite counters, island with cast iron farmhouse sink, butler's pantry & the stainless steel appliances include an Electrolux fridge/freezer (36" each) & double convection ovens, 36" gas cooktop & wine fridge…ALL FROM JENN-AIR. The hickory floors continue up to the 2nd floor & into the 3 big bedrooms; the private West-facing owners' retreat has a large walk-in closet & luxurious ensuite with free-standing soaker tub & marble-topped double vanities, glass shower & HEATED FLOORS. Completing this level is the family bath with double sinks & laundry room with chute & LG washer/dryer. A 4th bedroom & full bath are in the beautifully finished lower level, along with a home gym with cork floors, another set of laundry hook-ups & rec room with fireplace & 5.1 surround sound, built-in cabinets & wet bar with 150+ bottle capacity wine room with solid maple racks. Main floor also has a fantastic home office & mudroom with built-in lockers & walk-in closet. Fully fenced & landscaped West backyard with covered deck with fireplace & gas BBQ line, hot tub with pergola & access into the detached 3 car garage…equipped with workbench & built-in cabinets, 220V & roughed-in for electric heater). And the piece-de-resistance is the SELF-CONTAINED & AIR CONDITIONED 832SQFT 1 BEDROOM LEGAL GARAGE SUITE - with its own separate furnace & hot water tank, onsite hardwood floors & quartz counters, living room with fireplace & balcony, maple kitchen with stainless steel appliances (including a new GE dishwasher in 2024) & full bath with adjoining laundry. Additional features of this truly incredible home include HUNTER DOUGLAS blinds & built-in speakers (interior & exterior), new Rinnai tankless water heater (2025), irrigation, 2 vacuflo systems (main house & garage/suite), closet organizers & solid core doors, 6" baseboards, Kohler toilets, triple-pane LUX windows, 9ft ceilings throughout & upgraded insulation. As one of Northwest Calgary's most desirable & walkable inner-city neighbourhoods, Bridgeland is home to popular parks & schools, trendy restaurants & cafes, boutiques & just minutes to St. Patrick's Island & the zoo, LRT, the Bow River & downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2295084
Bedrooms	5
Bathrooms	5
Year Built	2014
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,521.4 sq. ft.
Main Level Finished Area:	1,212.17 sq. ft.
Upper Level Finished Area:	1,309.23 sq. ft.
Below Grade Finished Area:	925.23 sq. ft.
Acreage:	No
Lot Area:	4,639 sq. ft.
Lot Frontage:	44'7"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2014 (Age: 12)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	8150AN

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Cork, Hardwood
Cooling:	Central Air
Fireplaces:	4
Fireplace Details:	Gas, Living Room, Other, Outside, Recreation Room, Stone
Garage:	Yes
Garage Spaces:	3
Parking:	220 Volt Wiring, Alley Access, Garage Faces Rear, Oversized, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Multiple Locations, Sink, Upper Level
City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Appliances:	Central Air Conditioner, Double Oven, Freezer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Inclusions:	Suite appliances (microwave/hoodfan, stove, fridge, garburator, dishwasher, washer, dryer), hot tub, wet bar dishwasher & fridge, garage vacuflo system, wall-mounted TVs/brackets, deck speakers, built-in shoe cabinet in suite foyer, garage workbench & cabinets, wine room racks, backyard pergola
Restrictions:	None Known

Main Floor	Living Room · 15'11" × 15'9" ·
Main Floor	Dining Room · 14'3" × 10'8" ·
Main Floor	Kitchen · 15' × 14'3" ·
Main Floor	Den · 14' × 12'1" ·
Main Floor	Mud Room · 8'5" × 5'3" ·
Upper Level	Bedroom - Primary · 16'10" × 14' ·
Upper Level	Bedroom · 18' × 14' ·
Upper Level	Bedroom · 11'10" × 11'7" ·
Basement	Game Room · 23'2" × 23' ·
Basement	Exercise Room · 12'8" × 8'4" ·
Basement	Bedroom · 17'2" × 12'8" ·
Suite	Living Room · 13'6" × 10'7" ·
Suite	Kitchen · 13'6" × 10'1" ·
Suite	Laundry · Measurements not available ·
Suite	Bedroom · 11'10" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio, Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Mar 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/201-12-street-ne-calgary-a2295084/

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