

# \$474,900 - 2, 467 12 Street Nw, Calgary

MLS® #A2219324

**\$474,900**

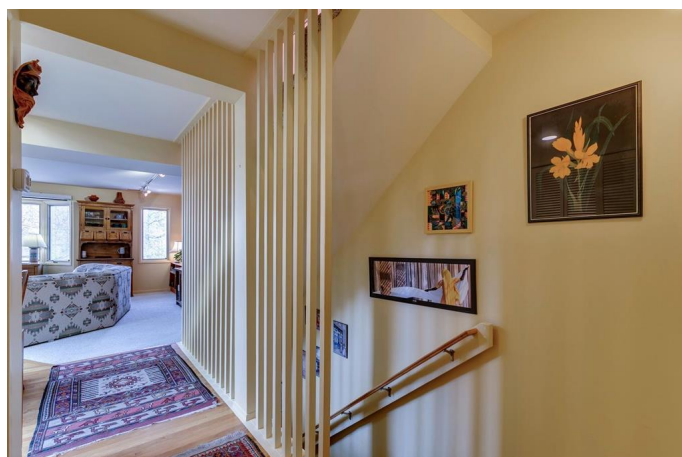
1 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this incredibly well maintained loft penthouse townhouse offering 1,383 sq ft of beautiful living space over two levels, and is located on one of the best tree-lined streets in Hillhurst. There's so much potential with this unique loft; move in, rent-out or renovate to create your own customized living space. Stepping inside the main foyer, hardwood stairs lead you up to your main living space where you'll find fantastic natural light throughout, enhanced by a stunning 2-storey window with skylight in the dining room. A spacious living room features a gas fireplace and a large bay window. A galley style kitchen showcases a herb window and leads through to a den/family room that walks out on to the serene west facing low maintenance deck. Just off the den is a 2pc guest bath and utility room. The second level is designated to the primary loft retreat with a large in-suite bathroom and dressing room area complete with stacked laundry on one half and the second half to the bedroom area with a wood burning fireplace and balcony overlooking the treetops and skyline views. This stacked four-plex comes with 2 units on each side both up and down. Located within steps to the trendy shops and restaurants of Kensington, close to SAIT, the Jubilee Auditorium, and transit. Don't miss out on this fabulous property. Live in the Village!

Built in 1980



## Essential Information

MLS® #	A2219324
Price	\$474,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,383
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	2, 467 12 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Y9

## Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, Laminate Counters, Skylight(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning

# of Stories	3
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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