# \$1,299,900 - 9019 12 Street Sw, Calgary

MLS® #A2205667

#### \$1,299,900

5 Bedroom, 4.00 Bathroom, 1,810 sqft Residential on 0.14 Acres

Haysboro, Calgary, Alberta

Welcome to this extensively renovated and beautifully finished home on a quiet street in sought-after West Haysboro. Taken down to the studs and rebuilt with all city permits, this property offers 2,922 sq ft of total living space, including five bedrooms and four bathroomsâ€"featuring two luxurious primary suites on the main floor. The moment you step inside, you're welcomed by vaulted ceilings and a bright, open foyer that sets the tone for the rest of the home. The main floor showcases elegant luxury vinyl plank flooring, a warm gas fireplace with a floor-to-ceiling brick surround, and an open-concept layout that seamlessly connects the living room, dining area, and custom kitchen. The kitchen is a true showpiece with a full-height backsplash, wood shelving and beam, a premium gas range, stainless steel appliances, custom cabinetry, and a wraparound island thatâ€<sup>™</sup>s both functional and stylish. The dining area is flooded with natural light through oversized windows and features a striking custom feature wall. A large rear mudroom offers abundant storage and organization. The main primary bedroom is a peaceful retreat with a spacious walk-in closet, custom panelled feature wall, and a spa-like ensuite featuring in-floor heating, a freestanding tub, glass-enclosed shower, and double vanityâ€"plus private access to a deck through sliding doors. A second primary suite with another stunning ensuite, an additional bedroom, and a full bath complete the main







level. The fully finished basement expands your living space with a large rec room, wet bar, electric fireplace, two more bedrooms, a full bathroom, and a spacious laundry room. Outside, enjoy the beautifully landscaped backyard, perfect for relaxing or entertaining, along with a double detached garage for ample parking and storage. This is a one-of-a-kind home combining modern luxury with thoughtful designâ€"book your private tour today! \*The property is pending some final touches\*

Built in 1958

#### **Essential Information**

MLS® #	A2205667
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,810
Acres	0.14
Year Built	1958
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

#### **Community Information**

Address	9019 12 Street Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1N9

## Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway

# of Garages	2
Interior	
Interior Features	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 25th, 2025
Days on Market	13
Zoning	R-CG

## **Listing Details**

Listing Office Century 21 Bravo Realty

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