

# \$1,249,900 - 9019 12 Street Sw, Calgary

MLS® #A2205667

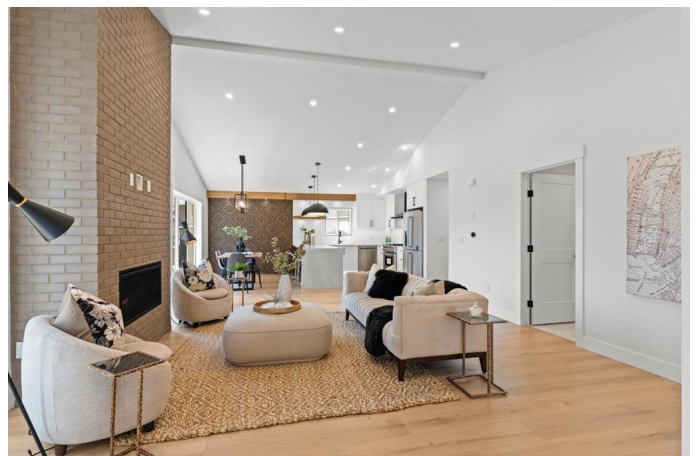
**\$1,249,900**

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 bathrooms—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 that'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 vanity—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 design—book your private tour today! \*The property is pending some final touches\*

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205667    |
| Price          | \$1,249,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,810       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | 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 Electric, Gas, Living Room, Basement

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 24

Zoning R-CG

### Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.