

\$1,200,000 - 1931 12 Avenue Sw, Calgary

MLS® #A2225128

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,984 sqft

Residential on 0.18 Acres

Scarboro, Calgary, Alberta

Perched at the top of a hill, this stately home is a private enclave with stunning downtown views. The backyard is lush with foliage and natural elements. Total privacy, a custom inground hot tub, and a meticulous landscape design make this the perfect setting for a legendary party. Inside, you'll wish these walls could talk. Rich with history and full of character, your senses will alight at the abundance of such beauty. Large windows bring dappled sunlight into the spaces. Fir hardwood floors, a brick wall salvaged from St. Mary's School, stained glass, columns from a ship, poured concrete floating stairs, and stone walls with built-in wine storage are some of the myriad delights. There is function too. The main level has a spacious design with two living spaces, a dining area, kitchen, office/bedroom and a 4 piece bath. The upper level has been updated with new windows and a new 5 piece bath. The primary suite has a custom wardrobe and a door that leads to a large deck that overlooks downtown Calgary. Two additional bedrooms adorn this level, one which like the primary, has its own private deck. The basement is nothing short of an experience. Curved corners, rounded entries, textured walls add dimension to a space that is meant to be actively experienced. The den of iniquity has a built-in bench with a mirror opposite, meant to possibly transport you to new levels of creativity and wonder. The vented fan means that the party can stay inside without any



secondhand effects. There is also a bar for tending, an open space for gathering with a built-in couch, a 2 piece bath and a mudroom. A secret passageway reminiscent of Bruce Wayne leads down to the covered parking at street level. I invite you to come and have a listen, and to leave new stories in the walls for the next generation to listen to.Â

Built in 1910

Essential Information

MLS® #	A2225128
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,984
Acres	0.18
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1931 12 Avenue Sw
Subdivision	Scarboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R9

Amenities

Parking Spaces	1
Parking	Driveway, Off Street, Covered, Carport

Interior

Interior Features	Bar, Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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