

# \$798,800 - 9407 12 Street Sw, Calgary

MLS® #A2203762

**\$798,800**

4 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 0.13 Acres

Haysboro, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY MARCH 29**

**2:00pm -4:30 pm\*\*** An exceptional opportunity to own this beautifully renovated home with a two-bedroom legal suite (registered with the City of Calgary). Over \$145,000.00 in renovations and upgrades, including new concrete sidewalk and front steps. New interior doors throughout, trim and modern lighting! Beautiful luxury vinyl plank flooring throughout the main floor. Spacious living room with east bow window and wall mounted electric fireplace. Main floor kitchen totally redesigned, including wall removed between kitchen and dining room, new wiring and plumbing. Beautiful kitchen cabinetry from Kitchen Craft, including an abundance of cabinets and wall pantry. Stunning quartz counters and 8' peninsula island with eating bar. Top of the line Samsung appliances! New patio door and window unit from the dining area opens to the new expansive two-tiered west facing deck, great for summer entertaining! Spacious primary bedroom with mirrored closet, plus a "must have" 10' x 9' walk-in closet and dressing area with IKEA PAX custom organizers. Spacious second bedroom. Renovated five-piece main bathroom with double vanity, quartz counters and Kitchen Craft cabinetry. Lower level completely gutted in 2007. Reframed with new insulation, new heat lines and all new plumbing. The legal Suite offers large, carpeted living room and dining room. Two spacious bedrooms with



carpet and Egress windows. Spacious kitchen with an abundance of Kitchen Craft cabinets, fridge, stove, dishwasher, microwave and laminate flooring. Three-piece bathroom with tile floor and walk-in shower. Shared laundry room includes Samsung Smart Care washer & dryer. Carpet and laminate flooring in kitchen and tile flooring in bathroom. Newer high efficiency furnace. New gas line to heated insulated and drywalled double detached garage. This garage is perfect for a home gym or working on home projects. Additional off-street parking for 2 vehicles. Underground irrigation on front and side yards. Exceptional location with top rated Schools and Academies. Enjoy nearby South Glenmore Park and Heritage Park. Walk to the BRT stop or quick drive to two LRT stations. Minutes to Rockyview Hospital, great shopping and quick easy access to major routes including Highway 201 out to the mountains!

Built in 1958

### **Essential Information**

MLS® #	A2203762
Price	\$798,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9407 12 Street Sw
Subdivision	Haysboro

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1P2

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX First

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