

# \$709,000 - 203 12a Street Ne, Calgary

MLS® #A2219807

**\$709,000**

2 Bedroom, 1.00 Bathroom, 811 sqft

Residential on 0.11 Acres

Bridgeland/Riverside, Calgary, Alberta

An exceptional development opportunity awaits in the heart of Bridgeland—one of Calgary’s most vibrant and desirable inner-city communities. This prime lot comes with beautifully designed architectural plans by the renowned JTA Design, along with a development permit that is currently in the final stages of approval for a 3-storey semi-detached duplex. The detailed plans are included in the sale, offering a streamlined path to breaking ground. The lot is ideally situated on a quiet, tree-lined street that offers peace and privacy, while still providing breathtaking downtown skyline views. Whether you’re looking to build and sell, rent, or create a custom dream home, this property offers exceptional flexibility. There is currently an existing home on the lot, giving you the option to generate interim rental income or proceed directly with teardown and redevelopment. Enjoy being just steps away from everything Bridgeland has to offer—trendy shops, cafes, fine dining, fitness studios, public transit, parks, and some of the city's top-rated schools. Opportunities like this in such a prime location are rare. Don’t miss your chance to invest in a thriving neighbourhood known for its strong sense of community and continual growth. Reach out today for more information and to view the plans—this is one you don’t want to miss!

Built in 1920



## Essential Information

MLS® #	A2219807
Price	\$709,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	811
Acres	0.11
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	203 12a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4R6

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

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.