

\$3,199,900 - 1927 12 Street Sw, Calgary

MLS® #A2257661

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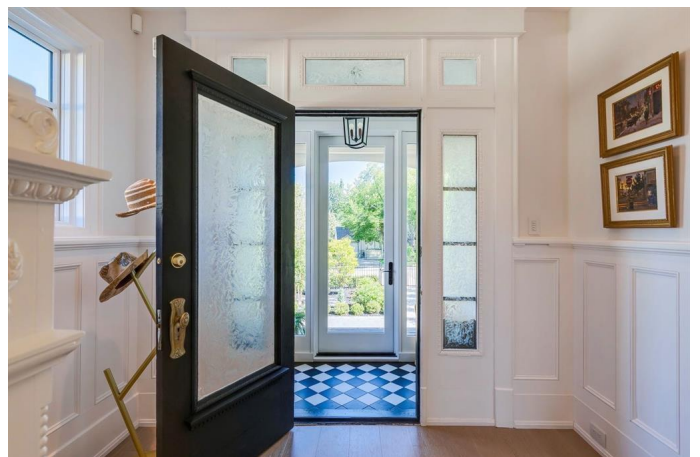
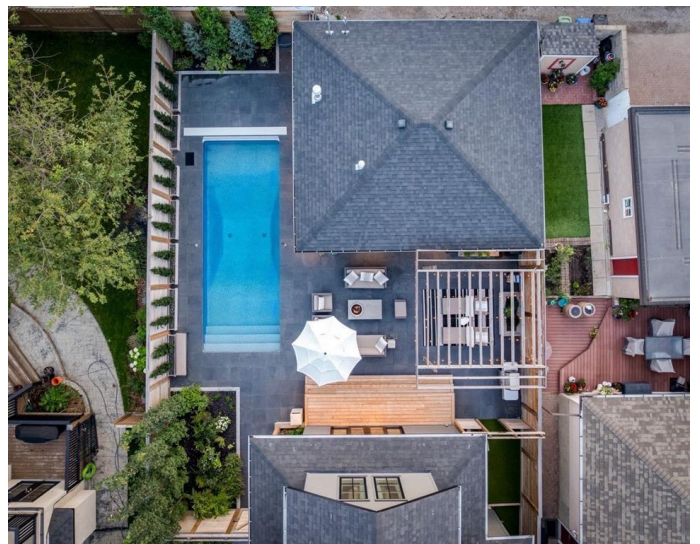
3 Bedroom, 4.00 Bathroom, 1,975 sqft
Residential on 0.15 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to The Culver House, a rare piece of Calgary's history, originally built in 1912 by Annie Culver, who purchased the land in 1909. At a time when few women owned property, Annie's achievement made her one of Calgary's earliest female architectural visionaries. Over the last 113 years, this home has had only three female owners, each committed to its preservation.

In 2022, when the property was at risk of demolition—its 50' x 130' lot making it a prime target for redevelopment—the current owner stepped in and spared no expense in a complete restoration and rebuild. Every element was carefully considered, blending heritage character with modern luxury for a truly one-of-a-kind residence.

Low maintenance and perfectly created for a lock and leave lifestyle this 2,896 sq ft fully developed home is ideal for those who want a condominium living and amenities without being attached to others and the Upper Mount Royal address without the upkeep of a 5000 sq ft sprawling estate. Inside, you'll find three bedrooms, including a luxurious primary retreat with spa-inspired ensuite, oversized walk-in closet with illuminated rods, and additional attic storage. The main floor showcases elegant living and dining spaces with two fireplaces, a custom Denca kitchen with Sub-Zero, Wolf, and Asko appliances, and restored original details including solid wood



doors, brass hardware, and the grand staircase.

All major systems have been replaced: new foundation with weeping tile and sump, full spray-foam insulation, complete asbestos removal, exterior siding, Pella architectural windows, roof, flooring, walls, all-new plumbing and sewage lines, high-efficiency furnace with central A/C, steam humidifier and ventilation, tankless hot water, new electrical, and a fully integrated Lutron RadioRA 3 Smart Lighting System. Security and comfort are ensured with monitored cameras, keyed gated access, and a whole-home leak detection system with automatic shutoff.

The exterior west-facing backyard has been professionally regraded and landscaped, featuring a hand-laid brick courtyard, perennial gardens designed for three-season blooming, and a custom heated saltwater pool with an autocover, complemented by a pool house. The heated oversized double garage, finished by Garage Living with cabinetry and epoxy flooring and EV charging stations. As well as a side driveway that fits four additional cars.

This is a rare opportunity to own a piece of Calgary’s history “rescued from demolition, rebuilt for the next century, and reimagined as an exclusive, turnkey, lock-and-leave retreat in the city’s most prestigious community.

Built in 1912

Essential Information

MLS® #	A2257661
Price	\$3,199,900
Bedrooms	3
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.15
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1927 12 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3N3

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Parking Pad, Paved, Plug-In, Stall, Aggregate, Interlocking Driveway, Private Electric Vehicle Charging Station(s), Secured
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bidet, Low Flow Plumbing Fixtures, Natural Woodwork, Recreation Facilities, Smart Home, Sump Pump(s), Tankless Hot Water, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Built-In Freezer, Double Oven, Humidifier, Induction Cooktop, Instant Hot Water, Trash Compactor, Tankless Water Heater

Heating	High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Great Room, Master Bedroom, Blower Fan, Insert, Library, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Dog Run, Garden, Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks, Garden, Gazebo, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete
Foundation	Brick/Mortar, Poured Concrete, Perimeter Wall, See Remarks

Additional Information

Date Listed	September 19th, 2025
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX iRealty Innovations
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