

# \$705,000 - 105, 1720 12 Street Sw, Calgary

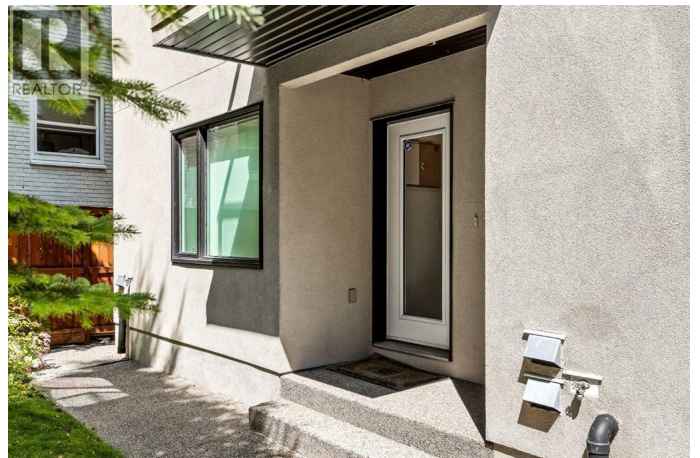
MLS® #A2239808

**\$705,000**

2 Bedroom, 3.00 Bathroom, 1,849 sqft  
Single Family on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This striking three-level end-unit townhouse, designed by renowned architect Jeremy Sturgess, offers exceptional style and functionality in a prime inner-city location. Thoughtfully updated and impeccably maintained, the home features a heated double attached garage, private front courtyard entrance, and an expansive rooftop deck with captivating views of downtownâ€”perfect for entertaining. The ground level welcomes you with a spacious foyer, a versatile office/gym/den, and a fully renovated three-piece bathroom. On the main level, soaring 10-foot ceilings and large windows fill the space with natural light. The open-concept layout flows effortlessly from the bright living roomâ€”complete with a cozy corner gas fireplaceâ€”into the renovated chefâ€™s kitchen featuring granite countertops, an oversized island, a gas stove, and generous cabinetry. A charming balcony overlooking the central courtyard completes the main floor. Upstairs, a dramatic skylight sets the tone for the upper level, where youâ€™ll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathroomsâ€”both of which have been fully renovated with top-of-the-line finishes. A dedicated laundry area adds convenience to this well-appointed level. Additional features include a brand new roof on the complex, central air conditioning, and a full basement offering endless potential. Ideally located just steps from vibrant 17th Avenue shops,



restaurants, amenities, plus an easy walk to downtown. This home is the definition of Live-Work-Entertain. (id:6289)

Built in 2004

### Essential Information

Listing #	A2239808
Price	\$705,000
Bedrooms	2
Bathrooms	3.00
Square Footage	1,849
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	105, 1720 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T3M9

### Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Charles



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