

\$719,999 - 1908 12 Street Sw, Calgary

MLS® #A2257787

\$719,999

2 Bedroom, 3.00 Bathroom, 2,016 sqft

Single Family on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

****Open House - Sunday Nov 2, 2:00 pm - 4:00 pm**** Experience executive living at its finest in this beautifully updated townhome located in the heart of Lower Mount Royal. Offering over 2,010 sq ft of sophisticated, air-conditioned space, this home has been freshly renovated with brand new carpet and new paint throughout. The bright, open-concept main floor features large windows and stunning herringbone hardwood floors in the west-facing living room with a cozy gas fireplace. The elegant dining area flows into the modern kitchen, complete with granite countertops, a center island, stainless steel appliances, corner pantry, breakfast bar, and sunny nook. Upstairs, enjoy two spacious primary suites, each with its own jetted tub ensuite. The main suite includes a 5-piece bath and walk-in closet, while the second offers a comfortable 4-piece bath—perfect for guests or extended family. The top level is truly a showstopper—an expansive loft with cathedral ceilings, ideal as a third bedroom, home office, or entertainment space. This level also features your second fireplace and access to a private balcony with sweeping downtown Calgary views—the perfect setting to unwind or entertain. Enjoy two great outdoor spaces: a main floor patio and a loft-level balcony. The lower level offers a refreshed laundry/mudroom with brand new luxury vinyl plank flooring with access to your oversized double garage—plenty of space for storage and two vehicles, plus a wide driveway that



accommodates two more. Located just steps from 17th Avenue, this home offers the perfect blend of urban convenience and upscale comfort, surrounded by some of Calgary’s best restaurants, boutiques, and amenities. Walk, bike, or commute easily to the downtown core. This well-managed condo is available for immediate possession. Don’t miss your chance to own in one of Calgary’s most sought-after communities. Book your private tour today and elevate your lifestyle with executive living in Lower Mount Royal! (id:6289)

Built in 1995

Essential Information

Listing #	A2257787
Price	\$719,999
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	2,016
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1908 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T3N2

Amenities

Amenities	Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Oversize

# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener
Heating	Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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