

108, 1720 12 Street SW
Calgary, Alberta

MLS # A2138874



\$775,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Lower Mount Royal | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 2,222 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 644 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, French Door, High Ceilings, No Animal Home, Separate Entrance, Skylight(s), Walk-In Closet(s) | | |

Inclusions: Cabinet in kitchen, White shoe cabinets at front door, Closet in main floor den

Gorgeous condo in LOWER MOUNT ROYAL! Over 2000 square feet of above-ground living space. Enter through the courtyard into a ground-level foyer, featuring a sizable flex/ bedroom and a three-piece bathroom. On the main level, enjoy lofty 10-foot ceilings, flooded with natural light from large windows, and adorned with hardwood flooring. The living room offers ample space and includes a cozy corner gas fireplace. The open concept kitchen boasts granite countertops, a spacious breakfast bar, a gas stove, and plenty of cabinet space. Adjacent is the dining room, leading to a balcony and deck, perfect for entertaining. Upstairs, find more hardwood flooring and an impressive skylight. The master suite features a generous walk-in closet and a four-piece ensuite bathroom. Two additional bedrooms and another three-piece bathroom complete this level, along with convenient upstairs laundry facilities. With a total living area of 2767 square feet, including the finished basement, storage is plentiful. This home includes a double attached heated garage and another private deck. Additional features comprise air conditioning, a vacuum system, and the convenience of inner-city living, with popular 17th Avenue shopping and restaurants just half a block away.