

1904 12 Street SW  
Calgary, Alberta

MLS # A2167504



## \$975,000

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,153 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 570

**Basement:** Finished, Partial

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Bar Fridge, Central A/C, Dishwasher, Dryer, Electric Range, Garage Controls, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Built-in Polk Speakers, Telus Security System

OPEN HOUSE 2-4PM SEP 21 & 22! A fusion of luxury, quality and inner city convenience. This home has been meticulously renovated over the past few years, curating a modern oasis within an ideal metropolitan area. The main floor foyer opens up to a dazzling glass feature affixed to the railing and sleek undermount lighting on the built-in bench. The adjoining living area is adorned with a glamorous tiled gas fireplace and big west-facing windows with plantation style shutters. 9 foot ceilings on the main floor accompanied by a spectacular skylight feature above the stairwell create an illuminated atmosphere across each level of the home. An integrated bar fridge and premium built-in Polk Audio speakers are guaranteed additions to keep the party going. Follow the immaculate oak hardwood floors with natural stain and integrated floor vents through the open concept layout as it seamlessly transitions into the spacious chef-inspired kitchen. Here lies the waterfall quartz island, quartz countertops, tile backsplash, stainless steel appliances including an induction cooktop, and double undermount kitchen sink. Added touches for ultimate convenience include a pantry space with pull-out drawers and toe sweep with a built-in vacuum. The nearby breakfast nook and bar is the perfect place for family meals, and includes a cozy built-in banquette with drawers as well as an extensive wine holder. From here you can access the private amenity deck ideally positioned for BBQing. Ascend the stairs and take the slate tiled hallway through double french doors into the expansive primary retreat. This bedroom comes with a spacious walk-in-closet with organizers, as well as an attached ensuite that boasts a standup curbless rain shower with a tiled product niche, heated bench and floors, double vanity with undermount sinks, and a standalone tub with a floor mounted faucet. At

the other end of the hall, two more bright bedrooms with big closets, and another full bathroom with a curbless rain shower with product niche and heated floor complete this level. The dreamy top level loft has a built-in desk with a cathedral style vaulted ceiling above and surrounding windows. This versatile flex space has unlimited potential and connects to the exclusive third level balcony with epic views. Down in the basement is the dedicated laundry room with quartz counters and a new vinyl floor, along with access to the heated oversized double garage and loads of storage. Extra perks of this home include two smart thermostats, two new high efficiency furnaces, a new hot water tank, new AC and a Telus home security system throughout. The condo is fully self-managed with a healthy reserve fund. Exterior has been completely updated with stucco recently and the roof was redone in 2016. This residence is within the energetic community of Lower Mount Royal, mere minutes from greenspaces, restaurants, shopping, 17th Avenue, and a quick walk to the Downtown Core. Incredible value for an exciting lifestyle.