



**GRASSROOTS**  
REALTY GROUP

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105, 1720 12 Street SW  
Calgary, Alberta

MLS # A2239808



**\$748,000**

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,849 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 615
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

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 downtown—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 room—complete with a cozy corner gas fireplace—into the renovated chef’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 you’ll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathrooms—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.