



**108, 1720 12 Street SW**  
**Calgary, Alberta**

**MLS # A2138874**



**\$775,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 644
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.