

780-380-6207  
meghan@meghanrobinson.net

108, 1720 12 Street SW  
Calgary, Alberta

MLS # A2186527

**\$749,900**



<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,194 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 735
<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, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to #108, 1720 12 St SW, a bright and spacious 3-storey townhome just steps away from 17th Ave! Nestled in Lower Mount Royal, within steps from vibrant urban amenities—Calgary's top restaurants, boutiques, coffee shops, and more—this location is unbeatable. The second level features high ceilings and an open-concept layout that encompasses the living, kitchen, and dining areas, as well as two private outdoor spaces. The living area includes a cozy corner fireplace, built-in shelving, and plenty of natural light. The kitchen boasts granite countertops, stainless steel appliances, and is tied together with unique checkered flooring. The skylights on the top floor will lead you to three bedrooms, including a primary retreat that features a four-piece ensuite with a soaker tub and separate shower. The basement is fully developed with a rec room, a gym area, and plenty of storage space. No need to stress about parking, with your own private double attached garage. Enjoy inner city living within a desirable and energetic community! For more information and to see our 360 virtual tour, please click the links below.