

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

MLS # A2186527



\$749,900

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 735
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	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.