



# 1904 12 Street Calgary Alberta

\$1,025,000

Experience living in a fusion of luxury, quality and inner city convenience. This 3 bed 2.5 bath townhome 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 th...

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.58 Ft x 13.67 Ft

Bedroom 8.25 Ft x 13.58 Ft

Primary Bedroom 16.00 Ft x 13.50 Ft

Other 8.17 Ft x 5.50 Ft

Laundry room 9.17 Ft x 9.58 Ft

Furnace 7.50 Ft x 10.17 Ft

2pc Bathroom Measurements not available

Breakfast 12.83 Ft x 7.83 Ft

Kitchen 17.00 Ft x 15.25 Ft

Living room 13.50 Ft x 17.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Loft 20.92 Ft x 25.25 Ft