



1720 12 Street Calgary Alberta

\$775,000

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. (id:6769)

4pc Bathroom 9.50 Ft x 8.17 Ft

Primary Bedroom 15.50 Ft x 10.92 Ft

Bedroom 11.50 Ft x 10.83 Ft

Bedroom 14.42 Ft x 9.83 Ft

Laundry room 5.92 Ft x 2.92 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Exercise room 12.08 Ft x 8.17 Ft

Recreational, Games room 14.75 Ft x 11.33 Ft

Furnace 15.58 Ft x 7.33 Ft

Foyer 7.08 Ft x 4.42 Ft

Other 3.58 Ft x 3.00 Ft

Bedroom 16.33 Ft x 15.75 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

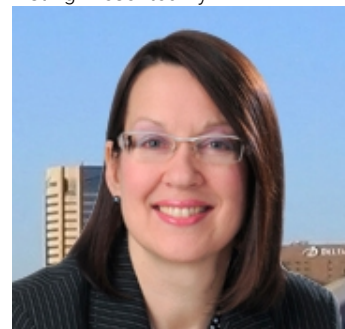
Living room 15.50 Ft x 14.25 Ft

Kitchen 13.67 Ft x 8.50 Ft

Dining room 12.00 Ft x 12.00 Ft

Breakfast 16.33 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd., Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net