



## 1720 12 Street Calgary Alberta

\$749,900

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. (id:6769)

Dining room 24.08 Ft x 8.25 Ft

Kitchen 8.42 Ft x 13.75 Ft

Living room 24.08 Ft x 25.75 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

4pc Bathroom 8.17 Ft x 9.67 Ft

Bedroom 10.42 Ft x 14.50 Ft

Bedroom 11.67 Ft x 10.83 Ft

Primary Bedroom 15.58 Ft x 12.17 Ft

Other 10.42 Ft x 5.00 Ft

Den 8.50 Ft x 12.17 Ft

Recreational, Games room 15.42 Ft x 16.42 Ft

Furnace 15.50 Ft x 7.25 Ft

3pc Bathroom 9.08 Ft x 5.00 Ft

Bedroom 16.25 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.krgroup.ca/>

### RE/MAX Realty Professionals

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