



# 1720 12 Street Calgary Alberta

\$748,000

This striking three-level end-unit townhouse, designed by renowned architect Jeremy Sturgess, offers exceptional style and functionality in a prime inner-city location. Thoughtfully updated and impeccably maintained, the home features a heated double attached garage, private front courtyard entrance, and an expansive rooftop deck with captivating views of downtown--perfect for entertaining. The ground level welcomes you with a spacious foyer, a versatile office/gym/den, and a fully renovated three-piece bathroom. On the main level, soaring 10-foot ceilings and large windows fill the space with natural light. The open-concept layout flows effortlessly from the bright living room--complete with a cozy corner gas fireplace--into the renovated chef's kitchen featuring granite countertops, an oversized island, a gas stove, and generous cabinetry. A charming balcony overlooking the central courtyard completes the main floor. Upstairs, a dramatic skylight sets the tone for the upper level, where you'll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathrooms--both of which have been fully renovated with top-of-the-line finishes. A dedicated laundry area adds convenience to this well-appointed level. Additional features include a brand new roof on the complex, central air conditioning, and a full basement offering endless potential. Ideally located just steps from vibrant 17th Avenue shops, restaurants, amenities, plus an easy walk to downtown. This home is the definition of Live-Work-Entertain. (id:6769)

Dining room 7.58 Ft x 14.75 Ft

Kitchen 12.33 Ft x 14.50 Ft

Living room 12.58 Ft x 19.58 Ft

3pc Bathroom 7.25 Ft x 8.25 Ft

5pc Bathroom 9.42 Ft x 13.58 Ft

Bedroom 13.25 Ft x 10.83 Ft

Primary Bedroom 12.58 Ft x 12.08 Ft

Other 6.67 Ft x 7.42 Ft

Recreational, Games room 19.67 Ft x 17.67 Ft

Furnace 11.33 Ft x 6.75 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

Foyer 7.42 Ft x 9.00 Ft

Office 12.42 Ft x 16.17 Ft

Listing Presented By:



Originally Listed by:  
Charles

<http://www.spencerstupka.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca