

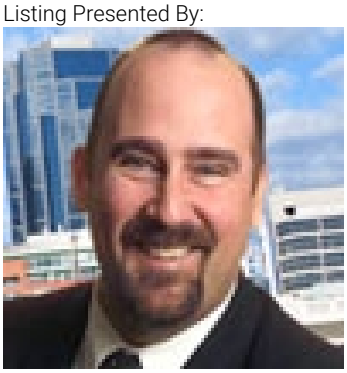
1720 12 Street Calgary Alberta

$629,000

Open House November 15 2026 1-3pm! An Exceptional Opportunity -- Vacant and Move-In ReadyStep into refined living in this exceptional three-storey townhome offering over 2,650 sq. ft. of thoughtfully curated space within a private, gated enclave just steps from 17th Avenue SW.Space that is rare for the area. The largest residence in the development and among the largest townhomes you will find along the 17th Avenue corridor, this home offers 4 bedrooms, 3 full bathrooms and the footprint of a detached house, in a location where space of this calibre seldom comes to market.Carrying costs well below the norm. Condo fees work out to approximately $0.37 per square foot -- meaningfully lower than what is typical for comparable townhomes in the area, a difference that adds up month after month. With the roof and windows both recently replaced, the major building envelope components are already done, offering peace of mind for years to come.The 17th Avenue lifestyle. Live at the doorstep of Calgary's premier urban avenue. Morning coffee, patio brunches, boutique shopping, cocktail bars, live music and the Red Mile on game night are all within a short walk. Downtown is minutes away, and the river pathways, Mount Royal and the Beltline are your extended backyard -- walkable city living with the privacy of a gated community.The home. Soaring 10-foot ceilings and multiple skylights flood the interior with natural light. Newly refreshed with premium carpet and contemporary finishes, the home is anchored by rich maple hardwood and quartz countertops throughout.The main level unfolds as a bright, open sanctuary framed by near floor-to-ceiling windows and warmed by a gas fireplace. The gourmet kitchen features walnut cabinetry, premium stainless appliances including a gas range, an expansive island, and a sun-drenched breakfast nook with French doors to a private patio. The west-...

Primary Bedroom 15.50 Ft x 11.92 Ft
4pc Bathroom 9.58 Ft x 8.25 Ft
Bedroom 14.50 Ft x 10.33 Ft
Bedroom 11.50 Ft x 10.83 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Laundry room 5.92 Ft x 2.67 Ft
Storage 8.00 Ft x 3.00 Ft
Bedroom 16.33 Ft x 15.83 Ft
3pc Bathroom 8.92 Ft x 4.92 Ft
Kitchen 12.92 Ft x 9.92 Ft
Living room 25.92 Ft x 15.92 Ft
Dining room 16.25 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

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

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

Recreational, Games room 19.92 Ft x 16.75 Ft