



## 1906 12 Street Calgary Alberta

\$850,000

Are you a professional single or couple?..... Do you need an extra LOFT space for a home OFFICE/FITNESS area, or art STUDIO, complete with custom BUILT-IN desks and storage? Do you dream of living in an EXECUTIVE neighborhood with multi-million-dollar homes up the street? Do you desire a fully renovated, high-end CUSTOM home featuring exquisite details like CUSTOM cabinetry, hidden FLAT-PANEL fridges, a sleek MAGNETIC GLASS fireplace, INDUCTION cooktop, coffee bar, and a stunning stone island? Do you envision yourself in a home with TWO expansive PRIMARY bedrooms, each with a luxurious ENSUITE'S. Do DUAL sinks and MASSIVE SHOWERS come to mind? Do you deserve the comfort of DUAL FURNACES and AIR CONDITIONING for year-round climate control? Do you like to scrape ice off your car in the winter NO ? Then park in the large DOUBLE attached garage. Do you want to enjoy the convenience of walking to local RESTAURANTS, bars, and amenities? Do you value the convenience of CONDO LIVING with NO EXTERIOR MAINTENANCE, allowing you to LOCK and LEAVE whenever you travel? Do you deserve to live this inner-city executive lifestyle, just a short walk from downtown. YES ?? WELL, this should be your new home. We can not list of the amazing features here. Call your favorite Realtor with an eye for detail to view this home for yourself. (Click on the website link for more details) (id:6769)

Primary Bedroom 14.25 Ft x 11.75 Ft

Bedroom 12.92 Ft x 14.50 Ft

5pc Bathroom 13.17 Ft x 6.58 Ft

4pc Bathroom 9.00 Ft x 9.00 Ft

Loft 21.08 Ft x 17.50 Ft

Laundry room 10.75 Ft x 6.08 Ft

Furnace 6.08 Ft x 6.75 Ft

Living room 18.00 Ft x 13.33 Ft

Dining room 8.75 Ft x 9.67 Ft

Kitchen 17.17 Ft x 8.42 Ft

2pc Bathroom 5.08 Ft x 4.33 Ft

Listing Presented By:



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CIR Realty

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

**RE/MAX Realty Professionals**

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