



THE
A-TEAM

**RE/MAX
FIRST**

1720 12 Street #108, Calgary t2t3m9

MLS®#: **A2138874** Area: **Lower Mount Royal** Listing Date: **06/14/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,222**
 Low Sqft:
 Ttl Sqft: **2,222**

DOM

106
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,French Door,High Ceilings,No Animal Home,Separate Entrance,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	7`1" x 4`5"	Mud Room	Lower	3`7" x 3`0"
Bedroom	Lower	16`4" x 15`9"	3pc Bathroom	Lower	9`0" x 4`11"
Living Room	Main	15`6" x 14`3"	Kitchen	Main	13`8" x 8`6"
Dining Room	Main	12`0" x 12`0"	Breakfast Nook	Main	16`4" x 8`2"
4pc Ensuite bath	Second	9`6" x 8`2"	Bedroom - Primary	Second	15`6" x 10`11"
Bedroom	Second	11`6" x 10`10"	Bedroom	Second	14`5" x 9`10"
Laundry	Second	5`11" x 2`11"	3pc Bathroom	Second	8`0" x 4`11"

**Exercise Room
Furnace/Utility Room**

**Basement
Basement**

**12`1" x 8`2"
15`7" x 7`4"**

Game Room

Basement

14`9" x 11`4"

Legal/Tax/Financial

Condo Fee:
\$644

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0414327**

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **Cabinet in kitchen, White shoe cabinets at front door, Closet in main floor den
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123