

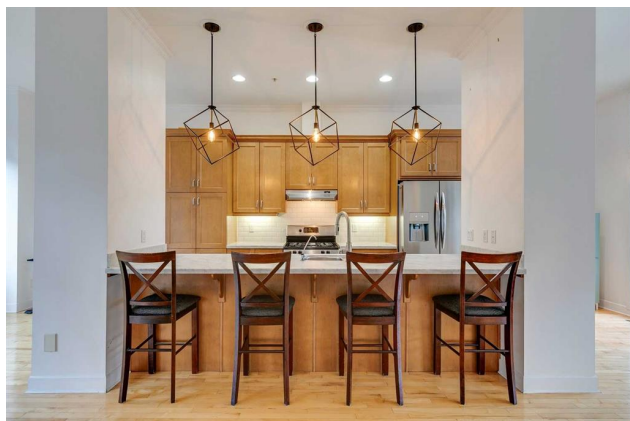


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1720 12 Street #108, Calgary T2T 3M9**

MLS® #: **A2186527**      Area: **Lower Mount Royal**      Listing Date: **01/16/25**      List Price: **\$749,900**  
 Status: **Pending**      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: **13,002 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,193**  
 Low Sqft:  
 Ttl Sqft: **2,193**

DOM

**6**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped**  
 Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Oversized**

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>16`3" x 15`9"</b>
<b>Dining Room</b>	<b>Second</b>	<b>24`1" x 8`3"</b>	<b>Kitchen</b>	<b>Second</b>	<b>8`5" x 13`9"</b>
<b>Living Room</b>	<b>Second</b>	<b>24`1" x 25`9"</b>	<b>3pc Bathroom</b>	<b>Third</b>	<b>8`0" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	<b>8`2" x 9`8"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`5" x 14`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`8" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`7" x 12`2"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>10`5" x 5`0"</b>	<b>Den</b>	<b>Basement</b>	<b>8`6" x 12`2"</b>

**Game Room**

**Basement**

**15`5" x 16`5"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**15`6" x 7`3"**

Condo Fee:  
**\$735**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0414327**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

