

\$748,000 - 105, 1720 12 Street Sw, Calgary

MLS® #A2239808

\$748,000

2 Bedroom, 3.00 Bathroom, 1,849 sqft

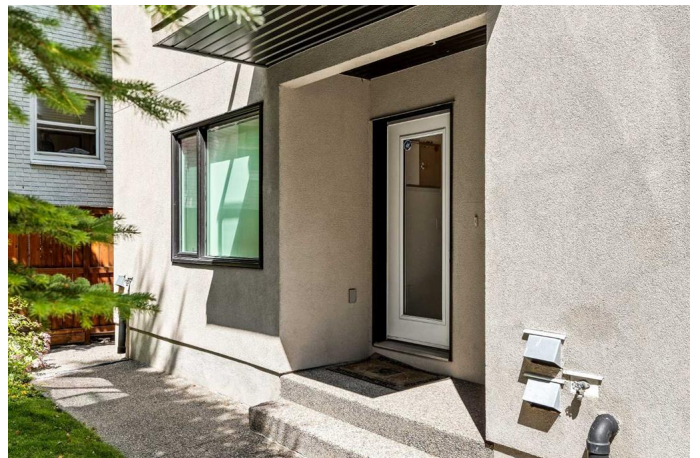
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

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 downtownâ€”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 roomâ€”complete with a cozy corner gas fireplaceâ€”into the renovated chefâ€™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 youâ€™ll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathroomsâ€”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.

Built in 2004

Essential Information

MLS® #	A2239808
Price	\$748,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,849
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105, 1720 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3M9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	30
Zoning	M-C2

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.