



**GRASSROOTS**  
REALTY GROUP

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**105, 1720 12 Street SW**  
**Calgary, Alberta**

**MLS # A2239808**



**\$789,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Double Vanity, See Remarks, Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 615
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** N/A

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 downtown—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 room—complete with a cozy corner gas fireplace—into the renovated chef’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 you’ll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathrooms—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.