



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107, 1720 12 Street SW
Calgary, Alberta

MLS # A2299208

\$709,999



Division:	Lower Mount Royal		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,214 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Mixed	Condo Fee:	\$ 929
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Garage remote

Welcome to this exceptional three-storey townhome offering over 2,650 sq. ft. of beautifully designed living space, ideally situated in a quiet, gated complex just steps from vibrant 17th Ave SW—providing unmatched access to Calgary’s best dining, shopping, and amenities. As the largest unit in this thoughtfully designed development, this home impresses with 4 spacious bedrooms, 3 full bathrooms, soaring 10-foot ceilings, and an abundance of natural light enhanced by multiple skylights. Recent updates, including brand new carpet and modern finishes, complement the timeless elegance of maple hardwood flooring and quartz countertops throughout. The main level showcases a bright and open concept layout featuring near floor-to-ceiling windows, a cozy gas fireplace, and a gourmet kitchen complete with rich walnut cabinetry, stainless steel appliances including a gas stove, a large island, and a sunny breakfast nook with French doors leading to a private patio—perfect for indoor-outdoor living. An elegant dining area offers west-facing exposure and access to a charming balcony overlooking the beautifully maintained courtyard. Upstairs, retreat to a spacious primary suite with a four-piece ensuite, alongside two additional generously sized bedrooms, a full bath, and convenient upper-floor laundry, all illuminated by a stunning four-panel skylight. The entry level adds exceptional versatility with a large den/media room or fourth bedroom, a full 3-piece bath, and direct access to the double heated garage. A fully finished basement with built-in cabinetry and an additional fridge provides even more functional space for storage or entertaining. Enjoy outdoor living with both a large private deck and a second balcony, offering multiple spaces to relax and unwind. Meticulously maintained and move-in ready, this home combines space, style, and an unbeatable

location—an opportunity not to be missed.