



GRASSROOTS
REALTY GROUP

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107, 1720 12 Street SW
Calgary, Alberta

MLS # A2329425



\$634,900

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: NA

An Exceptional Opportunity — Vacant and move in ready now with 6 Months Condo Fees Free Discover refined living in this exceptional three-storey townhome, offering over 2,650 sq. ft. of thoughtfully curated space within a private, gated enclave just steps from the energy of 17th Ave SW — Calgary's premier destination for dining, shopping, and lifestyle. As the largest residence in this coveted development, this home commands attention with 4 spacious bedrooms, 3 full bathrooms, soaring 10-foot ceilings, and an abundance of natural light cascading through multiple skylights. Newly refreshed with premium carpet and contemporary finishes, the home is anchored by rich maple hardwood flooring and elegant quartz countertops throughout — a seamless blend of timeless craftsmanship and modern sophistication. The main level unfolds as a bright, open sanctuary, framed by near floor-to-ceiling windows and warmed by a cozy gas fireplace. The gourmet kitchen is a showpiece in its own right, featuring rich walnut cabinetry, premium stainless steel appliances including a gas stove, an expansive island, and a sun-drenched breakfast nook with French doors opening to a private patio — effortless indoor-outdoor living at its finest. The refined dining area enjoys west-facing light and access to a private balcony overlooking the beautifully manicured courtyard. Upstairs, the primary suite serves as a private retreat with a spa-inspired 4-piece ensuite, complemented by two additional generously proportioned bedrooms, a full bath, and the convenience of upper-floor laundry — all bathed in light from a striking four-panel skylight. The entry level offers exceptional versatility, ideal as an in-law suite or space for extended family, featuring a large den/media room or fourth bedroom, a full 3-piece bath, and direct access to the double heated garage

— offering privacy and independence for multi-generational living. A fully finished basement, complete with built-in cabinetry and an additional fridge, provides further space for storage or entertaining. Outdoor living is elevated with both a spacious private deck and a second balcony, offering multiple settings to unwind and entertain. Meticulously maintained and move-in ready, this is a rare offering of space, sophistication, and location — an opportunity not to be missed. Enjoy 6 months of condo fees free.