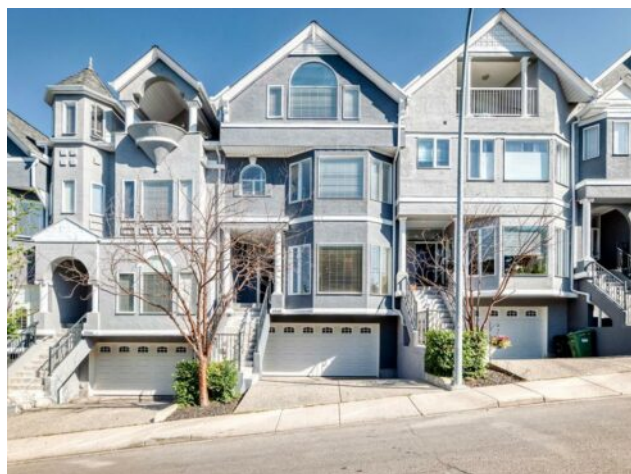


**1908 12 Street SW
Calgary, Alberta**

MLS # A2257787



\$739,999

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,016 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Insulated		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****Open House - Sep 21, 11:00 am - 1:00 pm**** Experience executive living at its finest in this beautifully updated townhome located in the heart of Lower Mount Royal. Offering over 2,010 sq ft of sophisticated, air-conditioned space, this home has been freshly renovated with brand new carpet and new paint throughout. The bright, open-concept main floor features large windows and stunning herringbone hardwood floors in the west-facing living room with a cozy gas fireplace. The elegant dining area flows into the modern kitchen, complete with granite countertops, a center island, stainless steel appliances, corner pantry, breakfast bar, and sunny nook. Upstairs, enjoy two spacious primary suites, each with its own jetted tub ensuite. The main suite includes a 5-piece bath and walk-in closet, while the second offers a comfortable 4-piece bath—perfect for guests or extended family. The top level is truly a showstopper—an expansive loft with cathedral ceilings, ideal as a third bedroom, home office, or entertainment space. This level also features your second fireplace and access to a private balcony with sweeping downtown Calgary views—the perfect setting to unwind or entertain. Enjoy two great outdoor spaces: a main floor patio and a loft-level balcony. The lower level offers a refreshed laundry/mudroom with brand new luxury vinyl plank flooring with access to your oversized double garage—plenty of space for storage and two vehicles, plus a wide driveway that accommodates two more. Located just steps from 17th Avenue, this home offers the perfect blend of urban convenience and upscale comfort, surrounded by some of Calgary’s best restaurants, boutiques, and amenities. Walk, bike, or commute easily to the downtown core. This well-managed condo is available for immediate possession. Don’t miss your chance to own in one of

Calgary’s most sought-after communities. Book your private tour today and elevate your lifestyle with executive living in Lower Mount Royal!