# \$719,999 - 1908 12 Street Sw, Calgary

MLS® #A2257787

# \$719,999

2 Bedroom, 3.00 Bathroom, 2,016 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

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 bathâ€"perfect for guests or extended family. The top level is truly a showstopperâ€"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 viewsâ€"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 garageâ€"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!

#### Built in 1995

### **Essential Information**

MLS® # A2257787 Price \$719,999

Bedrooms 2
Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,016
Acres 0.00
Year Built 1995

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 1908 12 Street Sw Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 3N2

# **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, Driveway, Front Drive, Garage Faces Front,

Insulated, Oversized

# of Garages 2

#### Interior

Interior 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)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Electric, Gas, Living Room, Mantle, Loft

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Lighting, Private Entrance

Lot Description Back Yard, Low Maintenance Landscape, Street Lighting, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 19th, 2025

Days on Market 45

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.