# \$825,000 - 1906 12 Street Sw, Calgary

MLS® #A2187518

## \$825,000

2 Bedroom, 3.00 Bathroom, 1,924 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Are you a professional single or couple?â€l... Do you desire an extra LOFT space for a home OFFICE / FITNESS area, or art STUDIO, complete with custom BUILT-IN desks and storage? Do you dream of living in an EXECUTIVE neighborhood with multi-million-dollar homes up the street? Do you desire a fully renovated, high-end CUSTOM home featuring exquisite details like CUSTOM cabinetry, hidden FLAT-PANEL fridges, a sleek MAGNETIC GLASS fireplace, INDUCTION cooktop, coffeebar, and a stunning stone island? Do you envision yourself in a home with TWO expansive PRIMARY bedrooms, each with a luxurious ENSUITE'S. Do DUAL sinks and MASSIVE SHOWERS come to mind? Do you deserve the comfort of DUAL FURNACES and AIR CONDITIONING for year-round climate control? Do you like to scrape ice off your car in the winter NO? Then park in the large DOUBLE attached underdrive garage. Do you want to enjoy the convenience of walking to local RESTAURANTS, bars, and amenities? Do you value the convenience of CONDO LIVING with NO EXTERIOR MAINTENANCE, allowing you to LOCK and LEAVE whenever you travel? Do you deserve to live this inner-city executive lifestyle, just a short walk from downtown. YES ?? WELL, this should be your new home. We can not list of the amazing features here. Call your favorite Realtor with an eyefor detail to view this home for yourself. (Click on the website link for more details)







## **Essential Information**

MLS® # A2187518 Price \$825,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,924
Acres 0.00
Year Built 1995

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 1906 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, Front Drive, Concrete Driveway, Garage Door

Opener, Garage Faces Front

# of Garages 2

## Interior

Interior Features Built-in Features, Jetted Tub, No Animal Home, No Smoking Home,

Vaulted Ceiling(s), Vinyl Windows

Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings, Central Air Conditioner, Induction

Cooktop, Wine Refrigerator

Heating Forced Air, Natural Gas, High Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

# of Stories 3

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Low Maintenance Landscape, City Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed January 15th, 2025

Days on Market 94

Zoning M-C2

# **Listing Details**

Listing Office CIR Realty

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