

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

MLS® #A2187518

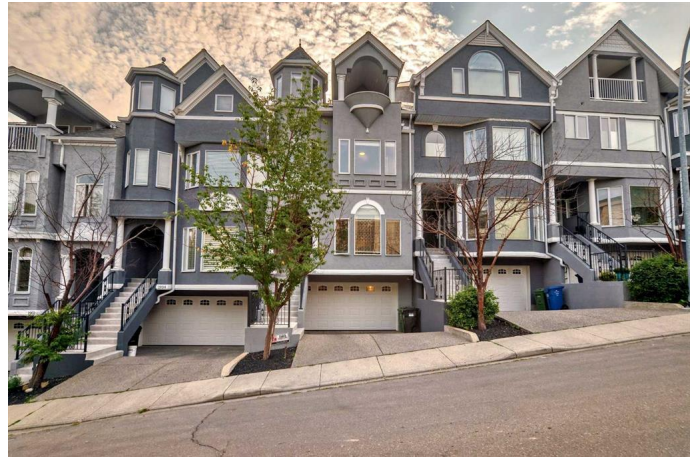
**\$825,000**

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? 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 eye for detail to view this home for yourself. (Click on the website link for more details)



Built in 1995

## 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	1
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	92
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
----------------	------------

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