$789,000 - 105, 1720 12 Street Sw, Calgary
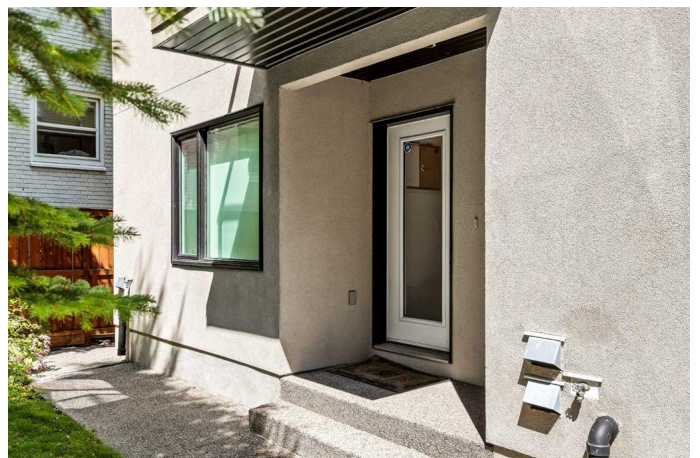
MLS® #A2239808

$789,000

2 Bedroom, 3.00 Bathroom, 1,849 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This striking three-level end-unit townhouse, designed by renowned architect Jeremy Sturgess, offers exceptional style and functionality in a prime inner-city location. Thoughtfully updated and impeccably maintained, the home features a heated double attached garage, private front courtyard entrance, and an expansive rooftop deck with captivating views of downtownâ€"perfect for entertaining.

The ground level welcomes you with a spacious foyer, a versatile office/gym/den, and a fully renovated three-piece bathroom. On the main level, soaring 10-foot ceilings and large windows fill the space with natural light. The open-concept layout flows effortlessly from the bright living roomâ€"complete with a cozy corner gas fireplaceâ€"into the renovated chefâ€™s kitchen featuring granite countertops, an oversized island, a gas stove, and generous cabinetry. A charming balcony overlooking the central courtyard completes the main floor.

Upstairs, a dramatic skylight sets the tone for the upper level, where youâ€™ll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathroomsâ€"both of which have been fully renovated with top-of-the-line finishes. A dedicated laundry area adds convenience to this well-appointed level.

Additional features include a brand new roof on the complex, central air conditioning, and a full basement offering endless potential. Ideally located just steps from vibrant 17th Avenue shops, restaurants, amenities, plus an easy walk to downtown. This home is the definition of Live-Work-Entertain.

Built in 2004

Essential Information

MLS® #	A2239808
Price	$789,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,849
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	105, 1720 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3M9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting
Lot Description	Back Lane
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	12
Zoning	M-C2

Listing Details

Listing Office	Charles