\$699,900 - 105, 1720 12 Street Sw, Calgary

MLS® #A2265775

\$699,900

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 chef'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 you'II 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

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Price \$699,900

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, Range Hood, Refrigerator, Stove(s), Washer/Dryer

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 October 22nd, 2025

Days on Market 10

Zoning M-C2

Listing Details

Listing Office Charles

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