

# \$748,000 - 105, 1720 12 Street Sw, Calgary

MLS® #A2239808

**\$748,000**

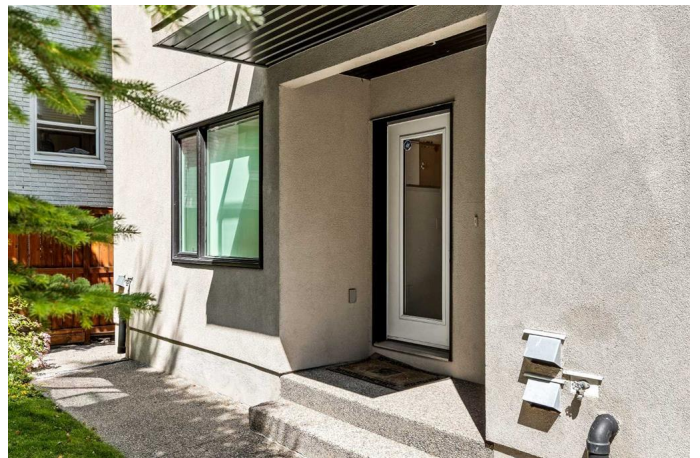
2 Bedroom, 3.00 Bathroom, 1,849 sqft  
Residential on 0.00 Acres

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          | \$748,000     |
| 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 | 47              |
| Zoning         | M-C2            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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