

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

MLS® #A2187518

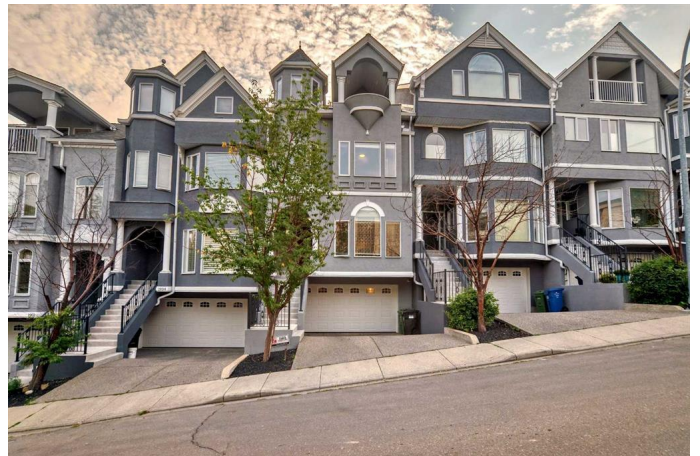
**\$825,000**

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 |
|----------------|------------|

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