



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



Main Photo

### Property Description

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 downtown—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 room—complete with a cozy corner gas fireplace—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'll find two spacious bedrooms, each with walk-in closets and luxurious ensuite bathrooms—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.

## REALTOR Referral

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