

\$925,000 - 1904 12 Street Sw, Calgary

MLS® #A2167504

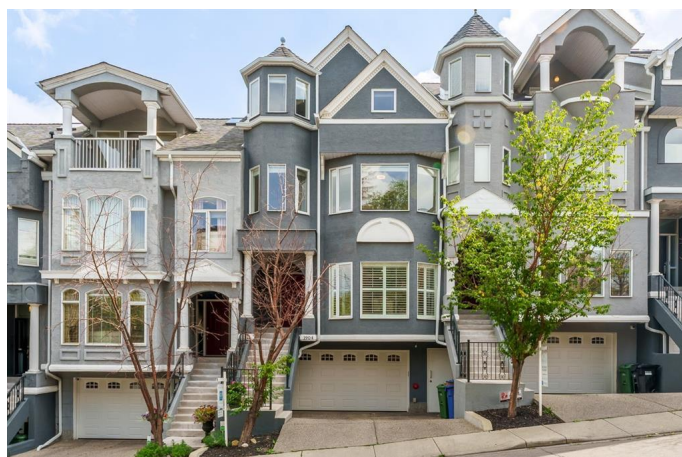
\$925,000

3 Bedroom, 3.00 Bathroom, 2,153 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

A fusion of luxury, quality and inner city convenience. This home has been meticulously renovated over the past few years, curating a modern oasis within an ideal metropolitan area. The main floor foyer opens up to a dazzling glass feature affixed to the railing and sleek undermount lighting on the built-in bench. The adjoining living area is adorned with a glamorous tiled gas fireplace and big west-facing windows with plantation style shutters. 9 foot ceilings on the main floor accompanied by a spectacular skylight feature above the stairwell create an illuminated atmosphere across each level of the home. An integrated bar fridge and premium built-in Polk Audio speakers are guaranteed additions to keep the party going. Follow the immaculate oak hardwood floors with natural stain and integrated floor vents through the open concept layout as it seamlessly transitions into the spacious chef-inspired kitchen. Here lies the waterfall quartz island, quartz countertops, tile backsplash, stainless steel appliances including an induction cooktop, and double undermount kitchen sink. Added touches for ultimate convenience include a pantry space with pull-out drawers and toe sweep with a built-in vacuum. The nearby breakfast nook and bar is the perfect place for family meals, and includes a cozy built-in banquette with drawers as well as an extensive wine holder. From here you can access the private amenity deck ideally positioned for BBQing. Ascend the stairs and take the slate tiled hallway



through double french doors into the expansive primary retreat. This bedroom comes with a spacious walk-in-closet with organizers, as well as an attached ensuite that boasts a standup curbless rain shower with a tiled product niche, heated bench and floors, double vanity with undermount sinks, and a standalone tub with a floor mounted faucet. At the other end of the hall, two more bright bedrooms with big closets, and another full bathroom with a curbless rain shower with product niche and heated floor complete this level. The dreamy top level loft has a built-in desk with a cathedral style vaulted ceiling above and surrounding windows. This versatile flex space has unlimited potential and connects to the exclusive third level balcony with epic views. Down in the basement is the dedicated laundry room with quartz counters and a new vinyl floor, along with access to the heated oversized double garage and loads of storage. Extra perks of this home include two smart thermostats, two new high efficiency furnaces, a new hot water tank, new AC and a Telus home security system throughout. The condo is fully self-managed with a healthy reserve fund. Exterior has been completely updated with stucco recently and the roof was redone in 2016. This residence is within the energetic community of Lower Mount Royal, mere minutes from greenspaces, restaurants, shopping, 17th Avenue, and a quick walk to the Downtown Core. Incredible value for an exciting lifestyle.

Built in 1995

Essential Information

MLS® #	A2167504
Price	\$925,000
Sold Price	\$885,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1904 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3B2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Quartz Counters, See Remarks, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Bar Fridge, Electric Range, Garage Control(s), Microwave, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes

Basement Finished, Partial

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Views, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 20th, 2024
Date Sold November 5th, 2024
Days on Market 46
Zoning M-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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