

# \$845,000 - 1906 12 Street Sw, Calgary

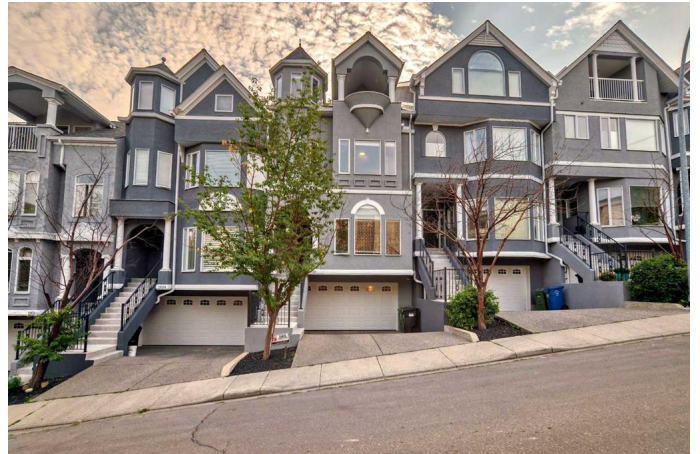
MLS® #A2187518

**\$845,000**

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 eyefor detail to view this home for yourself. (Click on the website link for more details)



Built in 1995

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2187518      |
| Price          | \$845,000     |
| 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, Garage Faces Front, Concrete Driveway, Front Drive, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows, Jetted Tub, Vaulted Ceiling(s)   |
| 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 | 57                 |
| Zoning         | M-C2               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.