

\$739,999 - 1908 12 Street Sw, Calgary

MLS® #A2257787

\$739,999

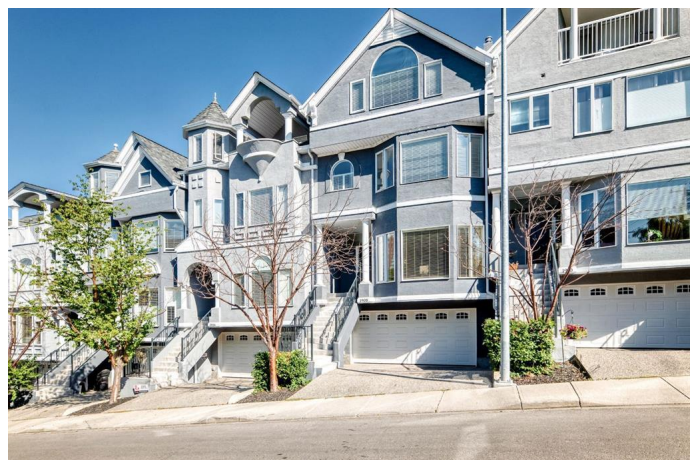
2 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

****Open House - Oct 4 & 5, 2:00 pm - 4:00**

pm** Experience executive living at its finest in this beautifully updated townhome located in the heart of Lower Mount Royal. Offering over 2,010 sq ft of sophisticated, air-conditioned space, this home has been freshly renovated with brand new carpet and new paint throughout. The bright, open-concept main floor features large windows and stunning herringbone hardwood floors in the west-facing living room with a cozy gas fireplace. The elegant dining area flows into the modern kitchen, complete with granite countertops, a center island, stainless steel appliances, corner pantry, breakfast bar, and sunny nook. Upstairs, enjoy two spacious primary suites, each with its own jetted tub ensuite. The main suite includes a 5-piece bath and walk-in closet, while the second offers a comfortable 4-piece bath—perfect for guests or extended family. The top level is truly a showstopper—an expansive loft with cathedral ceilings, ideal as a third bedroom, home office, or entertainment space. This level also features your second fireplace and access to a private balcony with sweeping downtown Calgary views—the perfect setting to unwind or entertain. Enjoy two great outdoor spaces: a main floor patio and a loft-level balcony. The lower level offers a refreshed laundry/mudroom with brand new luxury vinyl plank flooring with access to your oversized double garage—plenty of space for storage and two vehicles, plus a wide driveway that



accommodates two more. Located just steps from 17th Avenue, this home offers the perfect blend of urban convenience and upscale comfort, surrounded by some of Calgary’s best restaurants, boutiques, and amenities. Walk, bike, or commute easily to the downtown core. This well-managed condo is available for immediate possession. Don’t miss your chance to own in one of Calgary’s most sought-after communities. Book your private tour today and elevate your lifestyle with executive living in Lower Mount Royal!

Built in 1995

Essential Information

MLS® #	A2257787
Price	\$739,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,016
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1908 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, Driveway, Front Drive, Garage Faces Front, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Loft
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 19th, 2025
Days on Market	15
Zoning	M-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.