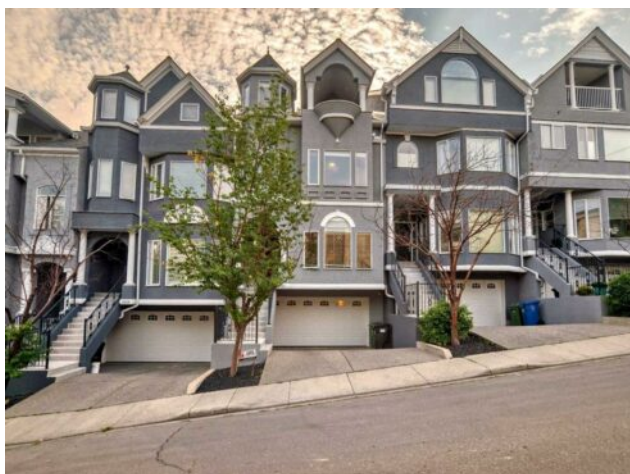


1906 12 Street SW
Calgary, Alberta

MLS # A2187518



\$845,000

Division:	Lower Mount Royal		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,924 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	-		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating: High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 508

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Jetted Tub, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Built in Coffee system in Kitchen, Curved Samsung tv in Living room

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)