

Salesrep:

REAL PHANEUF

Status: Active
Occupancy: Seller
Type: MLS
Lock Box: Leni
Aptmnt: Realtor

Royal LePage Foothills
Bus: 685-2413
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Rooms: 6
Bedrooms: 2
Bathrooms: 2.5
Taxes: (09) \$3805.07
L.I.: 56.59

Address: **#104, 1720 – 12 Street S.W.**

District: Lower Mount Royal
Number: C010
Condo Plan: 0414327 Unit 4

Home Size: 1885.85 sq. ft. 175.2 sq. m.	Possession: 45 days or Negotiable	Price: \$725,000
Style: Townhouse	Heat: 1 Force Air	Dwnpmt: \$725,000
Built: 2004	Floor Finish: Hardwood, Ceramic Tile,	Mtge:
Balcony: East Facing	Carpet	Int:
Parking: Dble Attached	Ext. Finish: Stucco	Term Ends:
		Mtge Pmts:
		Mtge Co:

Bathrooms: (M) 2 piece	Living Room: (M) 19'6" x 15' 6"	Condo Fees \$325.60
En-Suite (2): (U) 5 piece (U) 4 piece	Dining Area: (M) 17'6" x 10'6"	(Includes)
Laundry: In-Suite	Kitchen: (M) 12'3" x 8'10"	C/A main: yes
Storage: In-Suite	Mstr. Bedroom: (U) 12'8" x 18'6"	Insurance: yes
	Bedroom: (U) 14' x 12"	Management: yes
	Roof top Deck: (U) 22'4" x 13'	Water/Sewer: no
		Heat: no
		Reserve fund: yes

Included in Price: Fridge, Gas-Stove, Dishwasher, Washer, Dryer, Microwave, All Window Coverings, Garage Door Opener 2 Controls, Alarm System, Hoodfan, Vacuum System and Attachments, Ironing Board and attachments

This exceptional inner-city townhouse is exquisitely designed with soaring ceilings, walls of windows flooding this home with light. The focal point of the Chef-inspired kitchen is the shear size; with maple cabinetry, capped with exotic thick slabs of granite. The island is two-tiered creating a casual eating area, and the appliances are Viking professional series black steel. The Great-room features floor to ceiling built-ins, smooth ceilings, recessed lighting, and a showpiece fireplace. The design of this home is an important feature, especially the size and spaciousness of the principle rooms. The combined living room located directly beside the kitchen, very convenient. The master is enormous and luxurious with a grande 5-piece en-suite. The second bedroom also boasts a private en-suite. The roof-top patio has stunning downtown views featuring a wood burning fireplace, an ideal spot for enjoying evening entertaining. This townhouse has a double attached garage and a gated secured entrance and a private courtyard. The condominium is professionally managed by Acclaim Management. Please feel free to contact Real Phaneuf at 685-2413 or visit my website at www.calgaryconnection.com for more information and pictures.