

# \$199,900 - 203, 1717 12 Street Sw, Calgary

MLS® #A2230542

**\$199,900**

1 Bedroom, 1.00 Bathroom, 490 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

FULLY FURNISHED WEST FACING RENOVATED CONDO! Ideal for a furnished rental as all furniture included. CORNER UNIT. Spacious floorpan and big bright windows. Kitchen with stainless appliances and quartz counters with curved breakfast bar. Bathroom with plenty of storage and beautiful tile details. Spacious bedroom with double closet and storage room with in-suite laundry! Careful planned, this floorpan is thoughtful, functional and comfortable. Pets permitted. This unit does not come with assigned parking but there is lots of street parking available, no permit or time limit required. Steps away from everything 17th ave has to offer! Building is in incredible shape with a brand new roof and structure (2023) and waterproofing (2025).

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230542    |
| Price          | \$199,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 490         |
| Acres          | 0.00        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 1717 12 Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 3N1                |

### Amenities

|           |              |
|-----------|--------------|
| Amenities | Coin Laundry |
| Parking   | None         |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows      |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, European Washer/Dryer Combination |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Roof              | Rolled/Hot Mop       |
| Construction      | Concrete, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 50              |
| Zoning         | M-C2            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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