

301, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2177674



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	863 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: n/a

This beautiful, bright, and spacious 2-bedroom, 1-bathroom corner unit offers one of the best layouts in the building. The unit opens to a welcoming foyer that provides a perfect introduction to the unit's warm and airy ambiance. The kitchen, with its large west-facing window, is designed to capture plenty of afternoon sun. Adjacent to the kitchen is a separate dining area which opens up to an expansive, sunlit living room with a three-paneled glass balcony door that invites you onto a large balcony—ideal for relaxing or entertaining. Both bedrooms are generously sized and share a well-appointed full bathroom. The unit also features a functional and large ensuite storage room. For those with a vehicle, an assigned parking stall in a secure parkade provides a sense of peace and ease. You'll also enjoy the convenience of being near the Sunalta C-Train station as well as easy access to the river, downtown core, 17th Avenue shops and amenities, the Co-op grocery, and everything else that inner-city living has to offer.