

809, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2261311



\$249,900

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Granite Counters		
Inclusions:	N/A		

Incredible Value for a 2-Bedroom with Parking in Downtown Calgary! This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you’ll love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balcony—over 200 sq ft—ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You’re just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you’re a first-time buyer or investor, this affordable gem checks every box. Don’t miss out—schedule your viewing today!