

401, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2265296



\$285,950



Division:		Beltline	
Type:		Residential/High Rise (5+ stories)	
Style:		Apartment-Single Level Unit	
Size:		904 sq.ft.	Age: 1977 (48 yrs old)
Beds:		2	Baths: 1
Garage:		Assigned, Stall	
Lot Size:		-	
Lot Feat:		-	
Heating:		Baseboard, Natural Gas	Water: -
Floors:		Ceramic Tile	Sewer: -
Roof:		Tar/Gravel	Condo Fee: \$ 683
Basement:		None	LLD: -
Exterior:		Brick, Concrete, Stucco	Zoning: CC-X
Foundation:		-	Utilities: -
Features:		No Smoking Home	
Inclusions:		N/A	

Welcome to this 2-bedroom, 1-bathroom condo in the heart of Sunalta. This bright unit offers a functional layout with tiled flooring throughout, a galley-style kitchen with white cabinetry and ample counter space, plus a dining area and living room with large windows that bring in plenty of natural light. Both bedrooms are generously sized with good closet storage, and the updated bathroom features a modern vanity, tiled surround, and full bathtub. The unit includes in-suite storage, closet doors, and a welcoming entryway. This home is in proximity to Sunalta LRT station, river pathways, restaurants, coffee shops, and downtown amenities.