



# 1315 12 Avenue Calgary Alberta

\$339,900

THIS IS A 2nd Floor UNIT! Experience the epitome of luxury living at The Monaco, an exquisite Mediterranean-inspired edifice. This 2-bedroom, 2-bathroom unit boasts a generous layout flooded with natural light. Revel in its contemporary design featuring In-suite Laundry, gleaming Hardwood floors, ceramic tile, and top-of-the-line stainless steel appliances including a Gas Range. Indulge in the comforts of a Jet Tub, a convenient Breakfast bar, and the elegance of Nine-foot ceilings and crown moldings. Entertain effortlessly with a gas Fireplace, BBQ gas hook-up, and revel in the piece de resistance - your very own private oasis awaits on the expansive 227 sq. ft. WRAP AROUND BALCONY, offering breathtaking downtown views. Alternatively, unwind on the rooftop patio, soaking in the ambiance of the surroundings. Nestled in the heart of convenience, The Monaco offers unparalleled access to the bustling Downtown core, just a 5-minute stroll to the Sunalta LRT Station and trendy 17th Ave, where an array of shops, restaurants, and amenities await. And to complete this luxurious package, enjoy the convenience of a titled heated parking stall, ensuring your every need is met. Newer Dishwasher. Microwave new July 2024. As per page 47, section 62.A(b), short-term rentals are NOT allowed for less than 30 days and require approval. As per page 53, section 62.B(c), there are a maximum of 2 pets per unit. There are no size restrictions noted in section 62.B, but there are other requirements, such as Board Approval. (id:6769)

Living room 3.38 M x 4.55 M

Dining room 3.58 M x 3.91 M

Kitchen 3.61 M x 2.95 M

Primary Bedroom 5.28 M x 2.97 M

Bedroom 3.35 M x 2.46 M

Laundry room 2.51 M x 1.17 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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**Mirror**

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