



## 1335 12 Avenue Calgary Alberta

\$249,900

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. (id:6769)

4pc Bathroom 1.49 M x 2.72 M

Other 5.38 M x 1.65 M

Bedroom 4.02 M x 2.98 M

Dining room 2.81 M x 3.05 M

Foyer 1.72 M x 1.58 M

Kitchen 2.50 M x 3.51 M

Living room 5.20 M x 3.84 M

Primary Bedroom 4.01 M x 3.30 M

Storage 1.66 M x 1.70 M

Listing Presented By:



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**Mirror**

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