



1335 12 Avenue Calgary Alberta

\$280,000

LOW CONDO FEES, SECURED PARKING, LAUNDRY IN UNIT , BALCONY , SOUTH FACING UNIT WITH ALOT'S OF NATURAL LIGHT , WELL MANAGED BULDING !!!! Right in downtown! Welcome to SunAlta House! A well-appointed 2 Bed, 1 Bath Condo with huge Balcony! Easy access to the whole city with a short walk to the LRT/C-train and other transit options. 17th Ave with all it has to offer from coffeeshops, retail and several eateries and pubs walking distance away. Groceries, shopping, restaurants, and pubs are just minutes from the front door. The unit is one of the largest in the building at 850+ sq. ft. All rooms are spacious with lots of windows for natural light to be enjoyed all day long. The 2nd bedroom is currently used as a den/office but is easily converted to a bedroom when needed. The In-suite laundry/storage room is a great bonus for this condo. With the linen closet and front hall closet, all your storage needs are taken care of in-suite. Access to additional external storage is available through the condo management. The large balcony is another great area to entertain and enjoy your morning coffee! Move in and enjoy downtown living or hold as a great investment opportunity! (id:6769)

Living room 18.25 Ft x 12.42 Ft
Kitchen 8.25 Ft x 12.83 Ft
Dining room 9.08 Ft x 9.83 Ft

Primary Bedroom 13.42 Ft x 10.92 Ft
Bedroom 11.33 Ft x 9.75 Ft
4pc Bathroom 4.83 Ft x 8.83 Ft

Listing Presented By:



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eXp Realty

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