



1717 12 Street Calgary Alberta

\$200,000

Discover this beautiful condo in an incredible location just steps from 17th Ave, where fantastic restaurants and cozy cafes are only minutes away. This east-facing unit offers a lovely view of trees right outside your window. Up to 2 pets are allowed with a 25 lb limit, and larger dogs may be permitted with consent. The updated unit features an eat-in kitchen with a large island, perfect for the cook. The expansive living room boasts a large window, bringing in plenty of natural light. Modern finishes throughout the home create a chic and inviting atmosphere. The bedroom easily fits a queen-sized bed and includes a large walk with a stacked washer and dryer, providing extra storage space. There's also a common laundry room for washing bulky items. This quiet building is well-managed and has a brand-new roof (2024). Ideally situated in the heart of Lower Mount Royal, this gem of a property offers a unique opportunity for comfortable and convenient living. Don't miss out on this exceptional home! (id:6769)

Other 3.25 Ft x 5.00 Ft
Living room 14.25 Ft x 11.42 Ft
Other 12.50 Ft x 10.42 Ft

4pc Bathroom 5.00 Ft x 7.00 Ft
Primary Bedroom 10.08 Ft x 9.00 Ft
Laundry room 5.25 Ft x 5.08 Ft

Listing Presented By:



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<https://edievlooswyk.exprealty.com/>



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