



## 1026 12 Avenue Calgary Alberta

\$324,900

TOP FLOOR PENTHOUSE / 2-STOREY LOFT WITH SOARING CEILINGS / POSSIBILITY FOR 3 SLEEPING AREAS / UNIQUE, SPACIOUS AND BRIGHT UNIT / LARGE OUTDOOR PATIO / CITY VIEWS / TOP NOTCH FINISHES / CENTRAL AIR CONDITIONING / HEATED UNDERGROUND PARKING / OUTSTANDING LOCATION!

This beautiful and modern lofted penthouse is a luxurious inner-city retreat! Grand vaulted ceilings, chic designer touches, a large outdoor patio and oversized windows give an immediate wow factor. A bright and open floor plan allows for easy interactions, excellent for entertaining while grand open to above ceilings add an airy atmosphere that is filled with natural light and kept cool by central air conditioning. Relaxation and casual conversations await in the inviting living room around the 2-sided fireplace while soaring open to above ceilings add to the grandeur. The expansive balcony entices morning coffees and evening barbeques with downtown views and big city lights as the backdrop. In-floor heating and gleaming hardwood floors are continued throughout the main floor. The kitchen will have any chef feeling inspired featuring a large breakfast bar island, stainless steel appliances, a gas stove and granite countertops. Retreat at the end of the day to the luxurious primary suite where the other side of the fireplace creates a warm ambience. This lavish space also includes balcony access and an opulent 4-piece ensuite boasting a jetted soaker tub for a calming dip after a long day. There is a second bedroom/den on this level great for guests or an office. Open to below the lofted upper level is a dramatic and versatile escape with room for whatever else is on your wish list - a guest space, a second living area, an open and bright office, home gym, hobby space and more! This secure building includes heated underground parking and is situated in a quiet, much sought after neighbourhood that is mere...

Kitchen 12.32 Ft x 13.00 Ft

Living room 12.33 Ft x 12.83 Ft

Den 9.00 Ft x 8.75 Ft

Primary Bedroom 12.42 Ft x 13.17 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Loft 6.58 Ft x 8.92 Ft

Family room 16.17 Ft x 17.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net