



## 1026 12 Avenue Calgary Alberta

\$245,000

Your new home under \$250,000! Centrally located on 12 Ave, this home offers over 700 sq ft of living space, plus a west-facing balcony that fills the unit with natural light in the mornings. The open-concept layout features 9 FT CEILINGS, hardwood floors with in-floor heating throughout, and a cozy gas fireplace to keep you warm during winter. The kitchen cabinets have been refreshed with a new coat of paint, giving the space a modern feel. The primary bedroom is tucked away conveniently next to the 4-piece bathroom and the stacked washer and dryer, making daily living a breeze. The second small bedroom, though compact, comfortably accommodates a bed or a loveseat pull-out sofa and dresser, making it perfect as a guest room, office, TV room, or even a home gym—so many possibilities! This condo also includes UNDERGROUND PARKING. The stall is conveniently located just in front of your own STORAGE LOCKER space. The building offers 24-hour security surveillance, a double-door entrance, and an accessible ramp. Please note, short-term rentals are not permitted. Book a showing with your favorite realtor today! (id:6769)

4pc Bathroom 9.25 Ft x 5.42 Ft

Primary Bedroom 11.83 Ft x 9.92 Ft

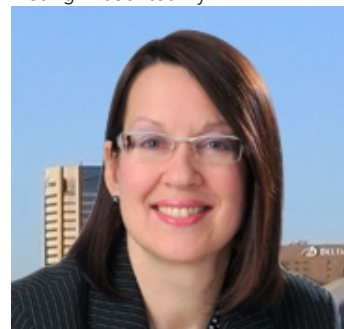
Dining room 10.08 Ft x 10.42 Ft

Kitchen 10.08 Ft x 8.50 Ft

Living room 16.00 Ft x 10.75 Ft

Bedroom 11.08 Ft x 8.58 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