



# 1118 12 Avenue Calgary Alberta

\$315,000

GREAT VALUE 1 BEDROOM + DEN IN BELTLINE / 669 SQFT / AIR CONDITIONED / TITLED UNDERGROUND PARKING + STORAGE / PET FRIENDLY\*\*\*Located in the heart of Calgary's vibrant Beltline! This spacious condo combines comfort, function, and style in one of the city's most walkable locations -- just steps to Downtown, 17th Avenue, restaurants, cafes, groceries, parks and green spaces.\*\*\* Step inside to a private entry foyer, offering a warm welcome and plenty of room for a bench or console table. This functional layout continues with a separate den/flex space -- perfect for a home office or extra storage, and an entry coat closet. The heart of the home is the generous kitchen featuring quartz countertops, a massive breakfast bar, and abundant cabinets and drawers. Stainless steel appliances, include a BOSCH built-in oven, gas cooktop, and dishwasher, elevating the cooking experience. A kitchen sink with commercial style faucet, and a garburator adds extra convenience. The large living area is bright and airy, thanks to 9-ft ceilings and ceiling-height windows that bring in morning sun. There's also a built-in nook with quartz counter, ideal for a coffee bar or workstation. Step out onto your large east-facing balcony, offering DOWNTOWN VIEWS and a blend of north and south aspects. The primary bedroom features a walk-through closet leading to a cheater ensuite bathroom, complete with a soaker tub, and large shower enclosure with 10mm glass. And the washer and dryer are conveniently tucked away in a closet in here. The property is completed with a secure underground parking stall, and a good-sized storage locker located on the 2nd floor. \*\*\* This well-managed building offers an impressive array of amenities designed to elevate your lifestyle. Enjoy the convenience of a full-time concierge, a fitness centre with separate saunas. An elegant party room ideal for h...

Living room/Dining room 17.83 Ft x 16.67 Ft

Kitchen 14.17 Ft x 8.83 Ft

Primary Bedroom 10.08 Ft x 9.83 Ft

4pc Bathroom 11.00 Ft x 8.33 Ft

Den 5.33 Ft x 6.17 Ft

Listing Presented By:



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