



1240 12 Avenue Calgary Alberta

\$239,000

AFFORDABLE DOWNTOWN CONDO - BRIGHT & SUNNY SOUTH-FACING END UNIT! Welcome to Unit #405 - one of the largest units in the entire complex! This spacious 2-bedroom, 1-bath condo is located on the 4th floor and offers incredible natural light, a fantastic layout, and sweeping south-facing views from your large private balcony. Enjoy a bright, open-concept living space with a generous living room and a comfortable dining area--perfect for relaxing or entertaining. Both bedrooms are generously sized, and there's also in-suite laundry (all-in-one washer/dryer) with additional storage for added convenience. Indoor parking is included, and the building features a huge shared patio with stunning views of downtown--an ideal space to unwind or host guests. Unbeatable location: just steps from public transit, the LRT, shopping, and top restaurants. This condo is priced to sell and won't last long. Don't miss your chance--book your viewing today and see why #405 is such an amazing value! (id:6769)

4pc Bathroom 9.25 Ft x 4.92 Ft
 Laundry room 6.58 Ft x 6.17 Ft
 Primary Bedroom 12.92 Ft x 10.58 Ft
 Bedroom 12.83 Ft x 10.33 Ft
 Other 7.50 Ft x 3.50 Ft

Living room 18.58 Ft x 12.75 Ft
 Dining room 9.67 Ft x 7.50 Ft
 Kitchen 7.33 Ft x 7.17 Ft
 Other 24.33 Ft x 6.67 Ft

Listing Presented By:



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RE/MAX
 RE/MAX REAL ESTATE
 (CENTRAL)

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

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