



# 1334 12 Avenue Calgary Alberta

\$219,900

PRICE REDUCTION! PERFECT INVESTMENT/RENTAL UNIT! Large two-bedroom unit with over 900 sq ft, offers an open concept living room/dining room combination with access to a large South facing balcony which makes this unit bright and welcoming. The remodelled kitchen with white cabinets (current photos display white kitchen cabinets) new dishwasher and ample cupboards open to the dining/area is ideal for entertaining. Newer countertops in both bathroom and kitchen are quartz. Concrete building makes for quiet living. There are two good size bedrooms, BRAND NEW WINDOWS, in-suite laundry with storage, laminate floors and one underground titled parking stall. Also, the building offers a shared outdoor entertainment area, bike lockup, and laundry facilities. The location of this building is amazing. Only a few blocks away to the specialty shops, and entertainment district of 17 Ave with a variety of restaurants offering fine dining, casual cuisine, ethnic food, lounges, coffee shops and more. Walking distance to the downtown core and parks with walking and bicycling pathways that run along the Bow River and just across the river (id:6769)

Dining room 9.25 Ft x 5.50 Ft

Kitchen 11.00 Ft x 8.08 Ft

Living room 18.92 Ft x 12.83 Ft

Bedroom 9.67 Ft x 14.33 Ft

Bedroom 14.67 Ft x 9.75 Ft

Foyer 3.83 Ft x 5.25 Ft

Laundry room 5.25 Ft x 5.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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