



220 12 Avenue Calgary Alberta

\$409,900

Live in this vibrant community and discover a thriving urban neighbourhood. You'll find independent retailers tucked into historic buildings, chic cafes nestled within innovative high-rises, sought-after restaurants that shape Calgary's exciting culinary scene, an energetic nightlife and so much more. This 2 bed, 2 Bath, 2 balcony suite, (guitar series layout) has a NW exposure & features 9 foot ceilings, a well-appointed Kitchen with granite counters, ceiling height European cabinetry and stainless appliances including a newer range. Centre sit up island to enjoy casual meals & visiting with family & friends. Just off the kitchen is the living & dining area with floor to ceiling windows with views to the courtyard below. Good sized balcony with room for a little bistro set and your BBQ. The primary suite features new carpet along with a walk-in closet outfitted by California closets, a 4 piece en-suite bath and a 2nd private balcony. 2nd bedroom is located on the other side of the condo for privacy and has quick access to the second full bathroom. Freshly painted throughout and an added bonus - all furniture can be included - making this truly move in ready! In suite laundry is an added bonus. Titled parking & large storage room are located on P3. This building is rich in amenities with 2 rentable guest suites, a well equipped fitness facility, residents lounge, Sunterra Market & Restaurant, Starbucks, which are all accessible without leaving the complex & a short walk for Banking, Saddledome, C-Train, Restaurants & so much more. 2 pets allowed with board approval. Sorry, no short term rentals allowed. (id:6769)

- Kitchen 11.58 Ft x 10.42 Ft
- Primary Bedroom 12.42 Ft x 8.83 Ft
- Dining room 11.42 Ft x 10.17 Ft
- Bedroom 12.08 Ft x 8.75 Ft

- Living room 12.08 Ft x 9.42 Ft
- 4pc Bathroom Measurements not available
- 3pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX First

<http://www.greatcalgaryhomes.com/>



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

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