



## THE SANDPIPER

### 718 12 Avenue Calgary Alberta

\$215,000

Become part of the vibrant downtown lifestyle with this sunny and expansive 2-bedroom unit in a sturdy concrete building. You'll find yourself in the heart of it all, just a short walk from a plethora of conveniences, including grocery stores, the trendy 17th Ave shopping district, upscale dining options, public transportation, healthcare facilities, a beautiful park, and the bustling downtown core, to name just a few. This unit boasts an open layout, featuring two generously sized bedrooms adorned with sun-drenched south-facing windows. Additionally, you'll discover the convenience of in-suite storage and laundry, a complete four-piece bathroom, a galley-style kitchen, an open dining area, a spacious south-facing balcony, a communal rooftop patio with captivating downtown vistas, a rejuvenating sauna, a cutting-edge fitness center, secure bike storage, and heated underground parking. Rest assured, The Sandpiper is a meticulously managed and well-maintained building, ideally situated and ready to welcome you. (id:6769)

Kitchen 8.17 Ft x 8.00 Ft

Dining room 14.17 Ft x 10.33 Ft

Living room 20.00 Ft x 11.00 Ft

Laundry room 10.17 Ft x 5.00 Ft

Other 21.67 Ft x 6.00 Ft

Primary Bedroom 14.00 Ft x 10.17 Ft

Bedroom 11.67 Ft x 8.00 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX HOUSE OF REAL ESTATE

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

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

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