



## 788 12 Avenue Calgary Alberta

\$315,000

Please use buzzer 7700. The stunning 9-foot floor-to-ceiling windows and impressive patio provide captivating views. In the sleek kitchen, you'll find distinctive bamboo cabinets, modern tiles, and stainless-steel appliances, exuding sophistication. The intelligently designed layout features a workstation for enhanced productivity. Added conveniences include central air-conditioning, newly installed in-suite laundry, and ample storage space. The opulent washroom extends the theme of bamboo and tile. Furthermore, enjoy the convenience of heated underground parking, visitor parking, and a car wash bay. This unit also comes with an extra storage locker on the second level for your belongings. Trendy cafes, dining spots, and boutique shops are conveniently nearby. With an unbeatable location, residents can walk to downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. Recent upgrade including: carpet, paint, washer & dryer (id:6769)

Primary Bedroom 10.92 Ft x 12.42 Ft

4pc Bathroom 8.33 Ft x 6.75 Ft

Living room 15.33 Ft x 10.58 Ft

Other 8.67 Ft x 9.08 Ft

Other 6.50 Ft x 5.75 Ft

Laundry room 4.58 Ft x 6.67 Ft

Other 4.92 Ft x 2.75 Ft

Other 11.08 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX**

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

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

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