



# 1130 12 Avenue Calgary Alberta

\$360,000

Welcome to this large beautiful 2 bedroom 2 full bathroom townhouse in the heart of Connaught! Direct Street Access, Sunny Front Terrace, Fan Coil Heating & Central A/C Cooling System & Open design with 9' Ceilings. This ideal urban property has the perfect layout for the modern professional. Great Room with Floor to Ceiling South Windows, Gourmet Kitchen with Granite Countertops & Stainless Steel Appliances, 3 Piece Bath with Rainhead Shower & convenient under stairs Storage Area. Upper level includes a Primary Bedroom with Vaulted Ceiling, Two Closets, Private South Juliette Balcony & Ensuite Bath with Soaker Tub & Vessel sink, plus a 2nd Bedroom/ Flex Room & Upper floor laundry. Also enjoy summer barbeques from your Large Private Terrace off the back. Titled underground parking & Amenities galore - Enhanced building security, Concierge, Gym, Steam Rooms, Games room with TV Area, Guest Suite, Central Courtyard, Loading Bay, Bike Storage & U/G Visitor Parking. Great Inner City lifestyle with Quick access to Transit, Shopping, Restaurants, & Downtown Nightlife. Book your viewing today! (id:6769)

Dining room 2.82 M x 1.88 M

Other 2.90 M x 2.84 M

Living room 3.81 M x 3.12 M

3pc Bathroom 2.44 M x 1.58 M

Primary Bedroom 5.33 M x 3.35 M

4pc Bathroom 2.34 M x 1.52 M

Laundry room 1.52 M x .91 M

Bedroom 3.35 M x 3.10 M

Listing Presented By:



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149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca