



# 1315 12 Avenue Calgary Alberta

\$337,500

Contemporary elegance defines this 2 bedroom, 2 bathroom, corner unit home in the prestigious concrete construction "Monaco" building in the heart of Calgary's Beltline district where architectural archways meet fresh, clean lines, spacious square footage, and underground parking. With a cozy gas fireplace, beautiful dining space, and 2 private in-suite patios, this home has much more to offer than the average downtown condo. A 2 bedroom, 2 bathroom home in a quiet concrete construction building for this price in the inner city is incredibly rare. As you enter the unit, you're greeted by timeless archways, updated designer lighting, a fresh coat of paint in trendy "White Dove", hardwood floors, and an open concept layout with perfectly sized spaces which was thoughtfully designed for functional living. The kitchen boasts a center island with bar seating, shaker style cabinets with updated hardware, a gas stove, and stainless steel appliances. The kitchen opens easily into the dining room with a luxurious candelabra overhead and the living room just beyond. The centerpiece of the spacious neighboring living room is the gas fireplace, a rare feature in condo living which allows you to stay cozy and warm all winter long. Surrounded by arched windows, accents, and sliding glass doors detailed with contemporary archways, the living room is an architectural masterpiece which is flooded with natural light that's sure to wow your guests. Through the living room doors are a spacious, rounded patio overlooking the city, great for enjoying a glass of wine at the end of a long day. The two bedrooms and bathrooms in this home are conveniently located on opposite ends of the unit from one another allowing ample privacy. The primary retreat features it's own 3 piece bathroom with a large soaker tub, as well as French patio doors which open to it's own private balcony, perfe...

Kitchen 3.00 M x 2.90 M  
 Living room 4.62 M x 3.58 M  
 Dining room 2.95 M x 2.44 M  
 Primary Bedroom 4.50 M x 3.00 M  
 3pc Bathroom 2.67 M x 1.60 M

Bedroom 3.81 M x 3.30 M  
 3pc Bathroom 2.34 M x 1.85 M  
 Laundry room 2.54 M x 1.30 M  
 Foyer 2.54 M x 1.58 M  
 Other 3.66 M x 2.13 M

Listing Presented By:



Originally Listed by:  
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