



## 1334 12 Avenue Calgary Alberta

\$235,000

Spacious Inner-City Corner Unit! This generously sized 2 bedroom, 1 bath condo offers over 900 sq ft of comfortable living space. The remodeled kitchen features maple cabinets and stainless steel appliances. The expansive south-facing balcony, spanning the entire length of the unit, allows full sun to shine in and provides a private outdoor retreat for BBQs and relaxation. Inside, there is an in-suite washer and storage area with common coin laundry on the main floor of the building. This unit comes with a secured outdoor covered parking stall. Building amenities include a shared outdoor entertainment area, bike storage room and a well-equipped exercise room. Situated just blocks from the bustling, 17th Avenue entertainment district offers easy access to dining, shopping, and nightlife. Boasting exceptional walkability, the nearby Bow River pathways, Kensington, and downtown are all just minutes away. Set in a professionally managed concrete building, this is urban living at its finest! (id:6769)

Living room 12.75 Ft x 19.50 Ft

Dining room 9.08 Ft x 12.00 Ft

Kitchen 10.67 Ft x 10.75 Ft

Primary Bedroom 12.00 Ft x 9.67 Ft

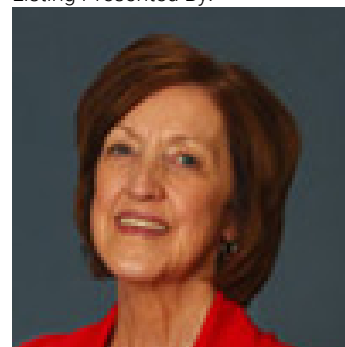
Bedroom 12.00 Ft x 9.67 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Laundry room 5.25 Ft x 5.33 Ft

Other 5.83 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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CIR

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