



# 1602 12 Avenue Calgary Alberta

\$725,000

Introducing URBAN 15, a contemporary luxury triplex in the heart of Sunalta, one of Calgary's most vibrant and sought-after neighbourhoods. This exclusive end unit offers a seamless blend of modern design and upscale finishes, making it a standout in urban living. The thoughtfully designed 2.5-story home provides an innovative layout that includes three spacious bedrooms and three stylish bathrooms, each crafted to enhance comfort and elegance. The noteworthy Hydromassage bathtub in the master bedroom ensuite allows you to unwind after a long day. The home is flooded with natural light thanks to the soaring 14-foot ceilings and energy-efficient triple-pane windows. Central air conditioning ensures a perfect indoor climate year-round. Notably, the design includes two private balconies with stunning city views, ideal for relaxing or entertaining. A cozy, built-in fireplace adds warmth to the living area, creating an inviting atmosphere. The open-concept kitchen is truly a chef's dream, with a luxurious waterfall quartz island, high-end stainless steel appliances, and sleek engineered hardwood flooring. Soft carpeting further adds comfort to the bedrooms and upper levels. The convenience of a private, attached single-car garage provides both security and ease for the homeowner. Outside, enjoy a beautifully landscaped, low-maintenance front yard featuring mature trees, shrubs, and an irrigation system. What sets URBAN 15 apart from many other urban developments is there are NO CONDO FEES! Each unit is independently responsible for its own insurance, utilities, and maintenance, offering a greater sense of ownership and autonomy. Sunalta's location is unmatched. The Sunalta C-Train station is just a 5-minute walk away, offering seamless access to the rest of the city. You're also surrounded by a variety of trendy cafes, boutique shops, and top-rated restaurants, making i...

Primary Bedroom 10.25 Ft x 10.08 Ft

5pc Bathroom 10.58 Ft x 8.92 Ft

Bedroom 13.17 Ft x 8.67 Ft

5pc Bathroom 12.33 Ft x 4.92 Ft

Foyer 14.42 Ft x 6.00 Ft

2pc Bathroom 6.92 Ft x 4.92 Ft

Living room 12.42 Ft x 8.58 Ft

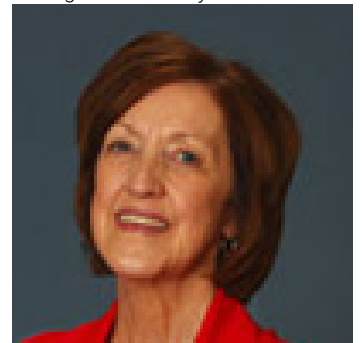
Kitchen 14.25 Ft x 12.42 Ft

Dining room 12.42 Ft x 7.25 Ft

Bedroom 10.58 Ft x 9.00 Ft

Laundry room 5.50 Ft x 5.08 Ft

Listing Presented By:



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149 West Lakeview Point , Calgary, AB,

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