



## 788 12 Avenue Calgary Alberta

\$459,900

**\*\*Property is sold as is, where is, at time of possession. No warranties or representations.\*\*** Spacious 2 bedroom, 2 bathroom + den unit in a prime southwest corner location with excellent views! The open-concept floorplan features: a fabulous kitchen with granite counters, an eating bar and lots of storage; an inviting dining area; access to the private balcony; and a comfortable living room with spectacular views from the southwest facing windows. The spacious primary bedroom has bright corner windows with city views, a walk-in closet and a 3-piece ensuite bathroom. The 2nd bedroom also has large windows that fill the space with natural light. Other features include a private den, a large in-the-suite storage/laundry room, air conditioning, titled underground parking with a convenient car wash bay, visitor parking, an assigned storage locker, and a welcoming concierge service. You'll love the convenience this Beltline location has to offer close to trendy restaurants, cafes, shopping, nightlife and just half a block to Safeway. Don't miss out on the opportunity to make this your new home! Call to view this one today! (id:6769)

Kitchen 8.67 Ft x 8.42 Ft

Living room 14.25 Ft x 21.42 Ft

Dining room 11.17 Ft x 9.17 Ft

Primary Bedroom 18.00 Ft x 11.58 Ft

Bedroom 12.83 Ft x 8.92 Ft

Den 7.75 Ft x 12.58 Ft

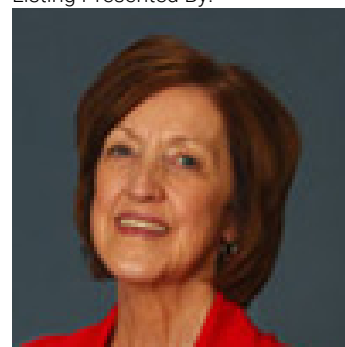
Laundry room 4.92 Ft x 7.33 Ft

4pc Bathroom 4.83 Ft x 7.92 Ft

3pc Bathroom 7.75 Ft x 4.83 Ft

Foyer 6.17 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://eddyherring.com/>



**CIR**

**REALTY**

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