



# 1011 12 Avenue Calgary Alberta

\$299,900

Incredible price for this RENOVATED beauty in the heart of the Beltline! This stunning 2-bedroom, 1-bathroom condo offers the perfect blend of modern comfort and downtown convenience. Step into a home that has undergone a big renovation, boasting luxury vinyl plank (LVP) flooring throughout and fresh, contemporary paint that creates a bright and welcoming atmosphere. The well-thought-out floor plan includes a spacious living area complemented by an abundance of natural light streaming in, enhancing the sleek and stylish interior. The kitchen is a chef's dream, featuring new, gorgeous modern cabinets, Quartz counters, an eating bar that invites the sunshine in, and gleaming stainless steel appliances, including a sleek slide-in stove. There's ample room for a dining table, making it the ideal space for entertaining guests or enjoying intimate meals. The master bedroom is over 20' long and comes complete with a walk-in closet, ensuring you have plenty of storage space for your wardrobe. The second bedroom is versatile, serving as a guest room, home office, or personal gym. The full bathroom is beautifully appointed and conveniently located. Step outside onto your extra-long balcony - a perfect spot to relax and unwind, offering impressive views of the surrounding cityscape. With the added bonus of a large exercise room in the building, staying active and healthy is a breeze. The secure building provides peace of mind, and the underground assigned stall guarantees hassle-free (no-snow!) parking. For cyclists, there's dedicated bike parking available. Located just two blocks from Safeway, this condo is within walking distance to Offleash dog park and numerous parks and schools, 5 blocks to Millennium park and the river, making it an ideal choice for those seeking a vibrant and dynamic urban lifestyle. Don't miss your opportunity to call this renovated Beltline condo home!...

4pc Bathroom 5.00 Ft x 8.50 Ft  
 Bedroom 8.08 Ft x 13.92 Ft  
 Dining room 7.08 Ft x 14.42 Ft  
 Kitchen 10.92 Ft x 14.42 Ft

Laundry room 8.67 Ft x 10.33 Ft  
 Living room 10.92 Ft x 14.08 Ft  
 Primary Bedroom 10.00 Ft x 20.50 Ft

Listing Presented By:



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