



## 1315 12 Avenue Calgary Alberta

\$324,900

Wow! Prepare to be captivated by this extraordinary, RARE, updated 1 bedroom plus den condominium, boasting an exceptional layout with over 690 square feet of luxurious living space in a QUIET PET FRIENDLY CONCRETE BUILDING. As you step inside, you will be drawn to this perfect atmosphere that simply oozes coziness and invites you to unwind. You'll love the tall 9 ft ceilings, classic crown mouldings, and beautiful windows that bathe the space in an abundance of natural light, providing you with a room where you can truly recharge and reconnect. Recent updates include new wide plank hardwood floors, fresh paint, updated fixtures, and high end tile in bathroom. Prepare gourmet meals or whip up quick snacks in the chef-inspired kitchen. It's a culinary paradise with solid wood cabinets, a large kitchen island, and stainless steel appliances with a GAS stove for cooking and extra storage. Enjoy the inviting living room where you can relax in front of the warm, soothing gas fireplace or sip morning coffees and evening cocktails on the Moroccan-style curved balcony with French doors with a GAS LINE perfect for barbecuing and great for entertaining! The Primary bedroom is a private sanctuary boasting a large closet and views to the west. Conveniently next to the updated 4 piece bathroom with newer 12x24 tile is a fabulous den area that can be used as a dining room, office of if you have guests you can add a dynamic Murphy bed and Voila! you have the perfect versatile space that can accommodate overnight visitors! The unit is completed by IN-SUITE LAUNDRY and plenty of IN-SUITE STORAGE. The ROOFTOP PATIO offers sweeping DOWNTOWN VIEWS as the backdrop to your larger events, while the city lights provide an ambient glow. TITLED, HEATED UNDERGROUND PARKING, and BIKE STORAGE add to your comfort and security. This wonderful condo is in an unbeatable LOCATION with a walk score ...

Primary Bedroom 11.67 Ft x 11.83 Ft

Kitchen 12.75 Ft x 10.92 Ft

Dining room 9.50 Ft x 14.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 15.32 Ft x 19.83 Ft

Laundry room 8.33 Ft x 3.71 Ft

Listing Presented By:



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