



## 1315 12 Avenue Calgary Alberta

\$310,000

Location! Best #1 community 2018 by Avenue Magazine in Calgary in the ideal urban location. Rare to find this amazing executive ONE BEDROOM plus Den with downtown views in a prime location. Large open layout with multiple upgrades throughout. Ceramic floor in the Entrance & Kitchen, outstanding kitchen with Maple Cabinet, granite countertops, tile backsplash, all stainless steel appliances & under cabinet lighting. Engineered Hardwood floors throughout the living room with a corner gas fireplace. 9-foot ceilings, arched walls with sculpted ceilings that enhance the beauty of this corner unit. Large master suite with brand new vinyl plank flooring and transom windows. The den is a good size and perfect for a home office. The bathroom includes a jetted tub & upgraded tiles. In-suite laundry with lots of storage. Balcony with gas BBQ hook-up! New painting! 1 underground heated parking, Bike room storage, secure concrete building, roof-top patio! Suitable for primary resident or investment purposes! This unit is professionally cleaned and move-in ready! Don't miss this gem! Call today before it's gone! (id:6769)

Living room 12.58 Ft x 12.50 Ft

Kitchen 11.67 Ft x 11.00 Ft

Primary Bedroom 11.50 Ft x 11.50 Ft

Den 10.25 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca