



## 1315 12 Avenue Calgary Alberta

\$259,900

Not a ground level unit! Nestled in The Monaco, this charming one-bedroom, one-bathroom condo with a den offers modern urban living. Spanning 700 square feet, this inviting unit is flooded with natural light from its large windows. Freshly painted in September 2024, it offers an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The living room features recently refinished hardwood floors and a cozy gas fireplace, while the kitchen boasts maple cabinets, stainless steel appliances, a gas range, and a convenient island, perfect for preparing meals or gathering with friends. A den is also included, making it an ideal space for a home office. The spacious primary bedroom offers plush carpeting, a large closet, and windows that provide a view of the balcony. The four-piece bathroom includes a luxurious jetted tub, making it a perfect spot to unwind. You'll also appreciate the in-suite laundry room, which comes with extra storage space. French doors open up to the expansive second-floor balcony, complete with a gas line for BBQing plus ample room for patio furniture and outdoor planters. It's an ideal spot for enjoying the west-facing views and catching the evening sun. For added convenience, the unit comes with a titled, heated interior parking stall. The Monaco offers great amenities including a rooftop patio and a bike storage room. Built with solid concrete construction, this building provides added durability and soundproofing, making it a perfect choice for a primary residence. Pets are welcome with board approval, allowing for a maximum of two pets per unit. Located in the Beltline, this condo is just a 10-minute walk to the Bow River's scenic walking and biking pathways, as well as 17th Avenue's vibrant shops and restaurants. The Calgary Stampede grounds and MNP Community & Sport Centre are also just a short stroll away. With a q...

4pc Bathroom 5.50 Ft x 8.00 Ft

Bedroom 11.67 Ft x 12.00 Ft

Kitchen 13.17 Ft x 11.50 Ft

Living room 15.42 Ft x 16.50 Ft

Office 10.17 Ft x 9.42 Ft

Listing Presented By:



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