



## 1315 12 Avenue Calgary Alberta

\$349,900

Welcome to this spectacular corner unit that comes with 2 Bedrooms, 2 Bathrooms, underground parking, in-suite laundry, plus a den/home office. Offering 920 sqft of living space, this unit is not a ground floor unit and does not face the busy side of the building with the main road. This gorgeous condo is spacious, modern, & has a fabulous open concept layout including 9 foot ceilings with crown moulding. The large beautiful Kitchen comes with Granite countertops, Stainless Steel appliances, stylish backsplash, Maple cabinets & a centre Island. The lovely Primary bedroom has a 4 piece ensuite bathroom, a large walk-in closet, and double French doors giving you access to the balcony & providing lots of sunlight. The living room boasts an attractive concrete mantle surrounding a gas fireplace, and another set of French doors leading to the balcony complete with a gas line for BBQ. The humungous South facing balcony is to die for. An absolutely rare feature, this private balcony is massive and spans the entire corner unit. Built with solid concrete construction, this building also gives residents access to the roof-top balcony. Located in the vibrant Beltline district, this unit is just a short walk from the Bow River's scenic walking and biking pathways, 17th Avenue's trendy shops & restaurants, C-train stations, downtown core, coffee shops, pubs & many other amenities. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plan of this immaculate Condo! (id:6769)

Kitchen 11.83 Ft x 10.67 Ft

Dining room 13.42 Ft x 9.08 Ft

Living room 13.58 Ft x 13.42 Ft

Office 8.75 Ft x 8.17 Ft

Primary Bedroom 12.83 Ft x 12.67 Ft

Bedroom 12.83 Ft x 8.92 Ft

4pc Bathroom 7.67 Ft x 5.33 Ft

3pc Bathroom 7.67 Ft x 5.08 Ft

Listing Presented By:



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