



## 1320 12 Avenue Calgary Alberta

\$235,000

PERFECT investment property in the heart of Downtown Calgary! This 2 bedroom 1 bathroom condo is ready for vacant possession to start cash flowing today. If you're unfamiliar with the location, this condo is situated right next to 17th Avenue where you will find world class restaurants, entertainment, quick access to Downtown Calgary, and more. Located on 12th Avenue SW, this unit has the flexibility of being on a quieter street, while still having easy access to get to the vibrancy 17th Avenue and the other downtown amenities that Calgary has to offer. Originally constructed with brick and concrete, this building is solid and promotes excellent sound insulation between the units which is challenging to find in newer construction condominiums. The carpets have all been professionally changed (3 days ago), all light fixtures are new, freshly painted in the last 2 two years, and professionally cleaned! This unit is completely move-in ready whether you want to plant some roots in the heart of Calgary; or start your real estate investment journey. Please contact to book a private tour today. (id:6769)

4pc Bathroom 8.00 Ft x 6.00 Ft

Bedroom 15.17 Ft x 7.92 Ft

Dining room 10.75 Ft x 8.83 Ft

Kitchen 7.42 Ft x 8.50 Ft

Living room 15.50 Ft x 10.75 Ft

Primary Bedroom 12.58 Ft x 9.92 Ft

Storage 4.50 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.brixrealestategroup.com/>



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