



## 1334 12 Avenue Calgary Alberta

\$190,000

Back on the market... Welcome to your bright and spacious sub-penthouse 1-bedroom condo in a super convenient spot near 14th Street! This quiet unit is full of natural light, with an open-concept layout that makes it feel airy and welcoming with a open space to the kitchen you'll find a prep space, good of storage, and sleek black appliances--perfect for whipping up your favourite meals. Step out onto your large west-facing balcony and kick back with a drink while soaking in the sunset and the beautiful city view. You're just a short walk to all the buzz and shopping on trendy 17th Ave SW, and it's an easy commute downtown--honestly, you might even want to leave the car in your secure titled underground parking spot and just walk to work! Bonus: This pet-friendly building (with board approval) means your furry friend is welcome too. With in-suite laundry, extra storage, and a great location, this place checks all the boxes. Whether you're a first-time buyer, downsizing, retiring, or investing, this is a fantastic opportunity. Don't miss out--this one won't last long. Book your private tour today! (id:6769)

4pc Bathroom 8.92 Ft x 4.92 Ft

Primary Bedroom 13.83 Ft x 9.67 Ft

Dining room 9.00 Ft x 8.08 Ft

Kitchen 7.75 Ft x 6.83 Ft

Living room 16.42 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<http://patrickhospes.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)