



## 788 12 Avenue Calgary Alberta

\$330,000

This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates - new flooring, waterfall quartz countertops, and fresh blinds - bring a sleek, contemporary feel. The open-concept layout is enhanced by floor-to-ceiling windows and nine-foot ceilings, creating an airy, inviting atmosphere in the spacious living room. A built-in desk provides a dedicated workspace, while the in-suite laundry room offers extra storage. This unit comes with an additional storage locker in the building for even more convenience. The private west-facing balcony is the perfect spot to unwind, with glimpses of The Rocky Mountains adding to the charm. Stay comfortable year-round with air conditioning, and enjoy the perks of titled underground parking, including a car wash bay to keep your vehicle looking its best. Located in a vibrant neighbourhood just one block from Safeway and surrounded by shops, restaurants, and parks, this condo offers the perfect balance of comfort, style, and convenience. (id:6769)

4pc Bathroom 7.83 Ft x 4.83 Ft

Bedroom 10.83 Ft x 11.58 Ft

Dining room 12.75 Ft x 10.08 Ft

Kitchen 12.75 Ft x 9.33 Ft

Laundry room 7.92 Ft x 6.17 Ft

Living room 10.08 Ft x 16.08 Ft

Listing Presented By:



Originally Listed by:  
2% Realty



**Real Estate Professionals Inc.**

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

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