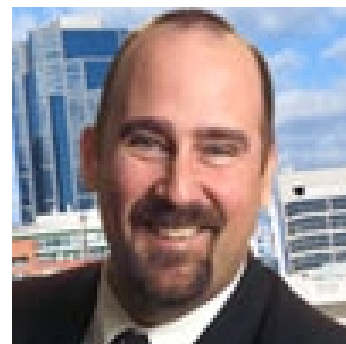




## 788 12 Avenue 302 Calgary AB

\$544,900

Trendy Inner City Living or Perfect Office Space. Open concept three bedroom with two bathrooms and features that include 11 1/2 foot floor to ceiling windows and incredible views. Eat in kitchen with large granite counter top, stainless steel appliances, dual sink and tiled back splash. Master bedroom with en suite bathroom and two additional bedrooms. Bathrooms have heated floors. Huge private South facing balcony that is perfect for lounging, BBQ'S and entertaining. Air Conditioning. Secure titled heated parking stall. Separate storage unit. Xenex on 12th bylaws allow live/work on first three floors, work and live in the same location. Walking distance to transit, shopping and all amenities. Registered Size 1,457 Sq Ft. Please see full Virtual Tour! OPEN HOUSE SATURDAY & SUNDAY December 9 & 10 ( 2 PM - 5 PM )



**Daryl K Carlson**

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