306 12 Avenue Calgary Alberta

$599,500

Immediate Possession Available. Stylish and well-maintained 3-bedroom, 3.5-bath townhouse offering a bright open floorplan with high ceilings and Makibois Maple hardwood throughout. Spacious front entry with walk-in closet. Living room features a gas fireplace and sliding doors to the private back deck and single detached insulated garage. Kitchen showcases Astoria Granite countertops, stainless steel appliances (new stove), tiled backsplash, dual sinks, pantry, and raised eating bar. Upper level includes two bedrooms with tiled en-suites and walk-in closets, skylight, ceiling fan, and convenient upper laundry. Fully finished basement with large family room, Third bedroom, rough-in for fourth bathroom, and ample storage. Air conditioning, Heat pump cooling system, and sealed sump pump. Back deck for BBQ's, entertaining and space for pets. Excellent location close to downtown, transit, shopping, restaurants, and amenities. Please see full Virtual Tour. (id:6769)

4pc Bathroom 11.42 Ft x 4.08 Ft	Storage 7.58 Ft x 4.08 Ft
Primary Bedroom 16.08 Ft x 14.42 Ft	Furnace 8.08 Ft x 5.08 Ft
Laundry room 3.58 Ft x 3.25 Ft	2pc Bathroom 5.42 Ft x 5.17 Ft
4pc Bathroom 8.25 Ft x 5.42 Ft	Other 4.08 Ft x 3.75 Ft
Bedroom 11.75 Ft x 10.75 Ft	Dining room 18.50 Ft x 7.08 Ft
Other 5.67 Ft x 5.08 Ft	Foyer 5.08 Ft x 51.08 Ft
Bedroom 11.17 Ft x 9.58 Ft	Kitchen 10.50 Ft x 8.00 Ft
Recreational, Games room 18.08 Ft x 17.58 Ft	Living room 15.75 Ft x 13.67 Ft

Listing Presented By:

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