



## 1011 12 Avenue Calgary Alberta

\$295,000

Indulge in an enviable inner city lifestyle that is equal parts functional and modern. Welcome to The Davenport: an amazing investment opportunity that truly encompasses urban living. Situated amongst endless parks and attractions in the Beltline, this renovated condo includes 2 large bedrooms, 1 full bathroom, and a huge south-facing balcony that floods the unit with natural light. Highlights include durable tile and laminate flooring throughout, a beautifully updated kitchen space with granite countertops, stainless steel appliances and soft-closing cabinetry, and a dedicated storage room with in-suite laundry. Easily convert the second bedroom into an office space or den, depending on your unique lifestyle needs. This professionally managed building is clean, quiet, and comes with ample amenities including a party room, fitness centre, and bicycle storage; along with a full replacement of exterior windows a couple of years ago. There is nothing better than peaceful and secure condo living, with exclusive FOB access and convenient underground parking. Nestled within an eclectic community that is filled with boutiques, trendy restaurants, and an active local arts and culture scene. The nearby river pathway networks provide an opportunity to connect with nature in the middle of the city. Commute anywhere in no time, with pedestrian access to an abundance of popular shops and sites, including 17th Avenue Retail and Entertainment District, Safeway, Calgary Co-op, Community Natural Foods, Mountain Equipment Co-op, restaurants, cafes, bars, entertainment, schools and public transit. (id:6769)

4pc Bathroom Measurements not available

Bedroom 8.08 Ft x 13.83 Ft

Kitchen 9.67 Ft x 10.00 Ft

Living room 10.92 Ft x 20.58 Ft

Primary Bedroom 9.83 Ft x 16.50 Ft

Listing Presented By:



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CIR Realty

<https://yycreadvisors.com/>

**RE/MAX Realty Professionals**

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