



## 1315 12 Avenue Calgary Alberta

\$289,900

Welcome home to your urban oasis at The Monoco! Offering maintenance free living with a Roof top Patio, this sophisticated 1 bedroom plus Den condo contains over 690 sq ft of modern design. Features include a maple kitchen cupboards with undermount lighting, and a centre island plus a relaxing Gas fireplace with mantle in the living room, with stylish French doors providing access to your sunny East facing balcony. With 9ft ceilings, wide plank laminate floors, tile throughout and carpet in the bedroom, a ton of natural light accentuates your living spaces, including the primary suite with large dual arched windows. Completing this unit is an Office and ensuite laundry, as well as 1 Titled, Heated Underground Parking Stall and a Bike Storage room. This chic condo is close to trendy 17th Avenue, with nightlife, dining, pubs, and many other unique shopping experiences. Purchase this sophisticated condo in a well-maintained building, which offers unsurpassable Inner City Living. (id:6769)

Living room 14.83 Ft x 10.33 Ft

Kitchen 12.58 Ft x 10.67 Ft

Dining room 13.92 Ft x 9.42 Ft

Primary Bedroom 11.92 Ft x 11.58 Ft

Office 10.25 Ft x 8.58 Ft

4pc Bathroom 7.83 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.jessesinclair.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca