



1315 12 Avenue Calgary Alberta

\$349,900

Contemporary elegance defines this 2 bedroom, 2 bathroom, corner unit home in the prestigious "Monaco" building in the heart of Calgary's Beltline district where architectural archways meet fresh, clean lines, spacious square footage, and underground parking. With a cozy gas fireplace, beautiful dining space, and 2 private in-suite patios, this home has much more to offer than the average downtown condo. As you enter the unit, you're greeted by timeless archways, updated designer lighting, a fresh coat of paint in trendy "White Dove", hardwood floors, and an open concept layout with perfectly sized spaces which was thoughtfully designed for functional living. The kitchen boasts a center island with bar seating, shaker style cabinets with updated hardware, a gas stove, and stainless steel appliances. The kitchen opens easily into the dining room with a luxurious candelabra overhead and the living room just beyond. The centrepiece of the spacious neighboring living room is the gas fireplace, a rare feature in condo living which allows you to stay cozy and warm all winter long. Surrounded by arched windows, accents, and sliding glass doors detailed with contemporary archways, the living room is an architectural masterpiece which is flooded with natural light that's sure to wow your guests. Through the living room doors are a spacious, rounded patio overlooking the city, great for enjoying a glass of wine at the end of a long day. The two bedrooms and bathrooms in this home are conveniently located on opposite ends of the unit from one another allowing ample privacy. The primary retreat features it's own 3 piece bathroom with a large soaker tub, as well as French patio doors which open to it's own private balcony, perfect for allowing air flow into the unit. The additional bedroom offers light through the east facing window, a Murphy bed, and full 3 piece bathroo...

Kitchen 9.83 Ft x 9.50 Ft
 Living room 15.17 Ft x 11.75 Ft
 Dining room 9.67 Ft x 8.00 Ft
 Primary Bedroom 14.75 Ft x 9.83 Ft
 3pc Bathroom 8.75 Ft x 5.25 Ft

Bedroom 12.50 Ft x 10.83 Ft
 3pc Bathroom 7.67 Ft x 6.08 Ft
 Laundry room 8.33 Ft x 4.25 Ft
 Foyer 8.33 Ft x 5.17 Ft
 Other 12.00 Ft x 7.00 Ft

Listing Presented By:



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

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