



## 1315 12 Avenue Calgary Alberta

\$325,000

Welcome to this spacious & bright corner unit in the heart of Calgary's vibrant Beltline district! Boasting 2 bedrooms on separate sides of the living space & 2 full baths, this stunning condo also has a large entryway & 9-foot ceilings, creating a welcoming & open atmosphere. The island kitchen features a convenient eating bar, a gas stove, ample cabinets, & plenty of counter space, making it perfect for both cooking & entertaining. The living room is bathed in natural light from the north & west-facing windows, and includes a cozy gas fireplace, with garden doors leading to a private balcony, complete with a gas BBQ hookup--ideal for summer grilling. You'll love the feeling of space as you look out from your spacious balcony! The large master bedroom includes a full ensuite, while hardwood floors run throughout most of the unit, enhancing its elegance. Concrete construction ensures privacy & peace, while the unit also includes a titled underground parking stall with additional storage at the front of the stall. Recent updates include a renovated bathroom with a new shower, new fridge, engineered hardwood & full-size washer and dryer. This beautiful condo offers a perfect blend of style, comfort, & convenience in one of Calgary's most sought-after locations. Walk to restaurants, coffee shops & all amenities!! (id:6769)

Kitchen 11.75 Ft x 9.92 Ft

Living room 21.17 Ft x 19.33 Ft

Primary Bedroom 14.67 Ft x 9.83 Ft

4pc Bathroom Measurements not available

Bedroom 11.58 Ft x 8.75 Ft

3pc Bathroom Measurements not available

Laundry room 8.25 Ft x 4.58 Ft

Listing Presented By:



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