



# 1320 12 Avenue Calgary Alberta

\$284,999

\*854 Square Feet of living space\* \*NO SHARED WALLS\* \* Brand new LG washer/dryer \* Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary's vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue—perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurant's, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways—this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary's most desirable neighbourhoods! (id:6769)

5pc Bathroom 8.92 Ft x 7.33 Ft

Bedroom 12.17 Ft x 9.08 Ft

Dining room 9.00 Ft x 13.42 Ft

Kitchen 7.25 Ft x 9.25 Ft

Living room 15.83 Ft x 12.58 Ft

Primary Bedroom 5.33 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:  
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