



# 1320 12 Avenue Calgary Alberta

\$237,000

Very Bright, Open, Top Floor, Corner Unit with South & West Exposure, in a Good, Well-Maintained, Very Quiet Concrete Building located in the Beltline Connaught Area. This 880 sqft unit is very spacious, newly decorated in designer colors and features 2 good-sized Bedrooms, an updated Kitchen with black Appliances, an updated 4 Piece Bath /w Soaker Tub, light fixtures, laminate & ceramic tile flooring, glass sliders to an oversized balcony, In-Suite storage/laundry and an assigned Outdoor parking stall. Condo fees include all Heat, Sewer & Water and maintenance, just pay your own cable and internet, pets allowed with board approval. Sunalta Manor is a Good, well managed complex, with an elevator and gives quick access to Downtown, Shopping & Transportation. (id:6769)

Kitchen 10.50 Ft x 7.33 Ft

Laundry room 5.83 Ft x 4.50 Ft

Dining room 12.00 Ft x 10.17 Ft

Living room 14.67 Ft x 12.67 Ft

Foyer 7.67 Ft x 3.67 Ft

Primary Bedroom 13.00 Ft x 10.17 Ft

Bedroom 11.17 Ft x 9.67 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Other 25.00 Ft x 5.50 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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