



1335 12 Avenue Calgary Alberta

\$249,900

Incredible Value for a 2-Bedroom with Parking in Downtown Calgary! This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you'll love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. Newly installed modern gloss white cabinet doors. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balcony--over 200 sq ft--ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You're just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you're a first-time buyer or investor, this affordable gem checks every box. Don't miss out--schedule your viewing today! (id:6769)

Living room 16.58 Ft x 11.75 Ft

Kitchen 8.08 Ft x 7.33 Ft

Dining room 8.25 Ft x 7.83 Ft

Den 7.17 Ft x 6.58 Ft

Other 34.25 Ft x 6.00 Ft

Primary Bedroom 13.25 Ft x 9.92 Ft

Bedroom 11.33 Ft x 10.92 Ft

4pc Bathroom 9.75 Ft x 4.83 Ft

Listing Presented By:



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Century 21 Bravo Realty

<https://elton-lui.c21.ca/>

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