



1836 12 Avenue Calgary Alberta

\$239,900

This bright and beautifully updated 2-bedroom condo offers the perfect blend of comfort, convenience, and location. Enjoy a sunny south-facing patio that's fully surrounded by a lush, mature hedge--creating your own private outdoor retreat right in the city. As an end unit, this home is filled with natural light from extra windows and offers a greater sense of privacy with fewer shared walls. Inside, you'll love the open-concept layout with laminate flooring throughout, a spacious living area, and a kitchen made for entertaining with a large island that seats up to four. The espresso cabinetry, stainless steel appliances, and upgraded lighting bring a modern touch to the space. Both bedrooms are generously sized, each with double closets, and the bathroom features a deep soaker tub, tiled surround, and updated finishes. Enjoy the convenience of in-suite laundry with a combo washer/dryer and your own assigned parking stall just steps from the back door. Located in one of Calgary's most walkable neighborhoods -- you're just minutes to 17th Avenue's shops, cafes, and restaurants, the Sunalta LRT, and have quick access to downtown. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this Sunalta gem checks all the boxes. (id:6769)

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 13.83 Ft x 9.50 Ft

Kitchen 14.25 Ft x 7.75 Ft

Living room 17.58 Ft x 11.25 Ft

Primary Bedroom 10.83 Ft x 11.08 Ft

Listing Presented By:



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