



## 320 12 Avenue Calgary Alberta

\$249,900

Location, Location, Location! Discover your dream home in this stunning ground-floor condo, just minutes from downtown and within walking distance of an array of amenities. Step into a bright and spacious 1 BED/1 BATH open-concept living area where style meets comfort. The gourmet kitchen, complete with sleek granite countertops and stainless steel appliances, is perfect for anyone who loves to cook. A newly installed microwave hood fan enhances functionality, giving you even more counter space to work with. The expansive living room is perfect for relaxation and entertainment, featuring a built-in FLOOR TO CEILING entertainment center and direct access to a very private patio. The sun-drenched bedroom is oversized and conveniently located across from a luxurious 4-piece bathroom with granite countertops. Enjoy the convenience of in-suite laundry with newer washer and dryer, making laundry day easier and on your own time. Additionally, you'll have peace of mind with a dedicated parking stall in a secure, heated underground garage. This condo not only exudes pride of ownership throughout the interior, BUT ALSO, has had a major facelift with its exterior. Don't miss out on this incredible opportunity to own a piece of paradise in a prime location! (id:6769)

Living room 4.57 M x 3.94 M

Kitchen 2.92 M x 2.44 M

Dining room 3.96 M x 2.59 M

Primary Bedroom 3.96 M x 3.30 M

Foyer 2.62 M x 1.30 M

Laundry room 1.83 M x 1.20 M

4pc Bathroom 3.30 M x 1.50 M

Listing Presented By:



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