



## 788 12 Avenue Calgary Alberta

\$439,900

EXECUTIVE LIVING! GROUND LEVEL ENTRANCE INTO THIS REMARKABLE DOWNTOWN TOWNHOUSE. Incredible downtown 2 storey townhouse! FLOOR PLAN \*MUST\* BE SEEN TO BE APPRECIATED! Urban living at its finest, with a private entrance at street level. A bike lane right outside your front door connects all the downtown bike lanes & bike storage inside your unit! 2 BED, 2 BATH. SOUTH FACING UNIT is flooded with sunshine. You will love the HEATED TILE FLOORS ON THE MAIN LEVEL & your toes will adore the HEATED BATHROOM FLOORS! Main floor is perfect for entertaining. Kitchen features large island perfect for casual dining & cooking. FLOOR TO CEILING WINDOWS ON EVERY FLOOR! Massive master with space for a king sized bed. PRIVATE BALCONY of the master. ENSUITE BATH W/ HEATED FLOORS. & GORGEOUS TILE. 2nd bedroom(interior) is large too! Upper Laundry & huge linen closet! Live in the core, in your own private access townhouse. These units are rare! WALKING DISTANCE TO MEC, A BIKE STORE, A GALLERY, SOURCE SKI, & MORE! (id:6769)

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Kitchen 3.66 M x 3.05 M

Living room 5.49 M x 3.51 M

Dining room 4.01 M x 3.00 M

Bedroom 4.11 M x 2.69 M

Primary Bedroom 4.78 M x 3.71 M

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca