



# 788 12 Avenue Calgary Alberta

\$328,800

Welcome to this stunning west-facing condo in the heart of Calgary's vibrant Beltline neighbourhood, where style, comfort, and convenience converge. This thoughtfully designed home boasts an array of features perfect for urban living. Step into the sunlit living area, illuminated by floor-to-ceiling windows, and enjoy the warmth of natural light all day long. The sleek kitchen is a chef's dream, complete with stainless steel appliances, granite countertops, and a breakfast bar with pendant lighting, perfect for casual meals or entertaining. A dedicated work-from-home nook provides the ideal space for productivity, while the large laundry room, front closet, and storage locker offer practical storage solutions for all your needs. The freshly painted feature walls and modern flooring add to the home's contemporary charm. The huge private balcony is perfect for summer BBQs, entertaining friends, or relaxing while soaking in the views. This building offers heated underground titled parking, visitor parking, and a car wash bay, as well as the convenience of a daytime concierge service. Located just a block from Safeway, with trendy coffee shops, public transit, and the best of downtown Calgary at your fingertips, this condo truly has it all. With easy access to the city's vibrant core, exceptional design, and thoughtful features, this home offers the perfect urban lifestyle. Don't miss your chance to make it yours--schedule your private showing today! (id:6769)

4pc Bathroom 7.92 Ft x 5.17 Ft

Primary Bedroom 10.92 Ft x 11.33 Ft

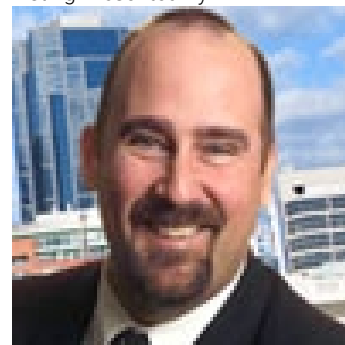
Dining room 12.92 Ft x 10.17 Ft

Kitchen 13.00 Ft x 9.33 Ft

Laundry room 7.75 Ft x 6.25 Ft

Living room 9.92 Ft x 16.25 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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

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