



788 12 Avenue Calgary Alberta

\$429,900

Welcome to this beautifully designed 2-bedroom + den, 2-bathroom home that blends luxury, comfort, and convenience in one of the quietest buildings in the area. From the moment you step inside, the impressive 10 & 11-ft ceilings create a bright, spacious, and elevated feel throughout the open-concept layout. The modern kitchen offers excellent functionality with a large pantry, premium finishes, and plenty of room for cooking and entertaining family and friends. The living area extends seamlessly to your private balcony, perfect for enjoying a morning coffee or simply unwinding at the end of the day. Both bathrooms are thoughtfully upgraded with in-floor heating, providing year-round comfort. The home also includes custom blackout blinds, ideal for privacy and restful nights, along with central heating and air conditioning with in-unit controls for personalized comfort in every season. A dedicated laundry room with extra storage adds convenience, while the building itself enhances your daily living with an exceptionally quiet atmosphere, a separate storage unit, and a titled parking stall. You'll also appreciate the added security and service of a Monday-Friday concierge (9 am-5 pm). Perfectly appointed and impeccably maintained, this upscale condo offers a rare blend of luxury features and everyday practicality--truly a rare opportunity. (id:6769)

Primary Bedroom 13.58 Ft x 13.33 Ft
Kitchen 8.25 Ft x 13.42 Ft
Dining room 13.58 Ft x 8.33 Ft
Bedroom 9.25 Ft x 10.50 Ft
Den 10.33 Ft x 10.08 Ft

Laundry room 9.08 Ft x 4.67 Ft
4pc Bathroom .00 Ft x .00 Ft
3pc Bathroom .00 Ft x .00 Ft
Foyer 6.42 Ft x 10.00 Ft

Listing Presented By:



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