



788 12 Avenue Calgary Alberta

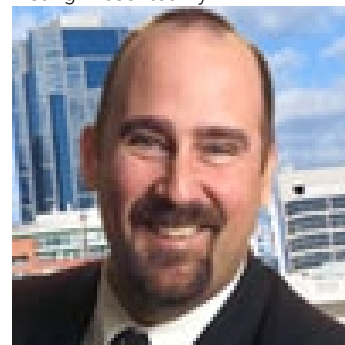
\$539,000

Designed for an urban lifestyle, this beautifully updated corner residence offers approx. 1,300 sq. ft. of exceptional living space in a highly walkable inner city location. With the 12th Avenue SW bike lane right outside the building and Safeway grocery store, Skelly Club, Sea Change Brewery and Noble Pie Pizza all just a block away, effortless city living starts at your doorstep. The spacious floor plan offers a level of privacy rarely found in inner city condo living, with 2 bedrooms positioned on opposite sides of the residence, 2 full bathrooms, a versatile den/flex room, 2 titled underground parking stalls and an assigned storage locker on the main floor. Floor-to-ceiling windows and 10-foot ceilings fill the open-concept living space with natural light, while an approx. 300 sq. ft. private-use, west-facing patio extends the living outdoors with city and downtown views—an exceptional setting for urban gardening, entertaining, evening cocktails or simply unwinding at the end of the day. The thoughtfully updated interior features neutral vinyl flooring throughout, Schoolhouse Electric and Jielde lighting, quartz countertops, white subway tile, high-gloss white upper cabinetry contrasted by dark lower cabinetry and brand new stainless steel kitchen appliances. Light-filtering Hunter Douglas top-down/bottom-up blinds provide flexible privacy and natural light control throughout the day, while a walk-in laundry room with a top-load washer and dryer adds everyday convenience. Set within a concrete building, the residence offers the added privacy of sharing the floor with only 3 other condos, along with secure fob-controlled elevator access, a car wash bay and underground visitor parking. Leave the cars at home and walk or bike to downtown, 17th Avenue SW, groceries, restaurants, art galleries, breweries and everyday amenities. Generous interior space, expansive pr...

3pc Bathroom 8.00 Ft x 5.50 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Bedroom 10.50 Ft x 12.75 Ft
Dining room 17.50 Ft x 13.00 Ft
Foyer 4.67 Ft x 11.75 Ft

Kitchen 13.50 Ft x 13.00 Ft
Living room 17.50 Ft x 13.33 Ft
Office 10.50 Ft x 9.50 Ft
Primary Bedroom 14.83 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

<http://www.heatherlamb.ca/>

RE/MAX Realty Professionals

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

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