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401, 1320 12 Avenue SW Calgary, Alberta

MLS # A2265296



\$285,950

Division: Beltline Type: Residential/High Rise (5+ stories) Style: Apartment-Single Level Unit Size: 904 sq.ft. Age: 1977 (48 yrs old) Beds: 2 Baths: 1
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Beds: 2 Baths: 1
Garage: Assigned, Stall
Lot Size: -
Lot Feat: -

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 683
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-

Features: No Smoking Home

Inclusions: N/A

Welcome to this 2-bedroom, 1-bathroom condo in the heart of Sunalta. This bright unit offers a functional layout with tiled flooring throughout, a galley-style kitchen with white cabinetry and ample counter space, plus a dining area and living room with large windows that bring in plenty of natural light. Both bedrooms are generously sized with good closet storage, and the updated bathroom features a modern vanity, tiled surround, and full bathtub. The unit includes in-suite storage, closet doors, and a welcoming entryway. This home is in proximity to Sunalta LRT station, river pathways, restaurants, coffee shops, and downtown amenities.