

407, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2337098



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 802
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island		

Inclusions: N/A

Welcome to this bright and spacious 2 Bed + Den, 2 Full Bath suite in the heart of the Beltline. Set in a quiet concrete building, this corner unit offers a bright, open-concept layout with 9-foot ceilings and hardwood floors throughout. An abundance of windows fills the space with natural light from multiple exposures, making this home feel welcoming from the moment you walk in. The kitchen is a real standout, with a gas stove, granite countertops, a large island, stainless steel appliances, and under-mount lighting - it's built for cooking, entertaining, and everything in between! The dining area flows naturally into a gorgeous living room with a cozy gas fireplace, making it easy to picture dinners with family and friends here. Step through the French doors onto the spacious curved balcony with a gas BBQ hook-up, a great spot for summer evenings, a glass of wine, and city views. The primary bedroom is generously sized and includes its own Juliet balcony, a walk-in closet, and a spa-like ensuite with a jetted soaker tub. The second bedroom and full bath are ideal for a roommate or guest room, and the private den offers flexible space for a home office, workout room, or whatever fits your lifestyle. Rounding things out: in-suite laundry and storage, titled heated underground parking, bike storage area, and access to a rooftop patio with sweeping views. It's all within walking distance to downtown, Community Natural Foods, Midtown Co-op, the shops and restaurants on 17th Avenue, and plenty of parks nearby. This one checks all the boxes! *CHECK OUT 360 VIRTUAL TOUR*