

304, 1608 12 Avenue SW
Calgary, Alberta

MLS # A2344177



\$329,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,017 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

A rare opportunity in the vibrant community of Sunalta. This penthouse-level, two-storey home offers the space and feel of a townhouse without the townhouse price tag, bringing together the lock-and-leave convenience of a condo with the comfort + flow of a multi-level floor plan. Sunlit and inviting, the home blends inner-city convenience with everyday comfort. The main level offers an open living and dining space, where brand-new luxury vinyl plank flooring and a neutral colour palette create a welcoming backdrop for quiet evenings by the fireplace or gathering with friends before heading out to nearby restaurants and nightlife. The kitchen is warm and well appointed, pairing granite counters with maple cabinetry and timeless subway tile. Equally suited to quick weekday dinners or weekend culinary experiments, it offers a thoughtful balance of style and practicality. The south-facing balcony extends the living experience outdoors, providing an inviting setting for morning coffee or a glass of wine at sunset. Upstairs, brand-new carpet with upgraded 8 lbs underlay carries through two well-appointed bedrooms, tucked away from the bustle of the main level. Both offer skyline glimpses, a gentle reminder that the pulse of downtown is just beyond your doorstep. A full bathroom connects the spaces, while thoughtful design details keep the upper level functional and inviting. The home also offers a rare full laundry room with extra storage, adding everyday practicality that is seldom found in a condo. An updated furnace and hot water tank provide added peace of mind, while secure, heated underground parking completes the offering. Set in a smaller boutique building, the home enjoys an exclusive feel in a location steps from the Sunalta LRT, 17th Avenue dining, shops, parks, and tennis courts. With the energy of the city close at hand and the comfort of a multi-level home,

this is an opportunity to enjoy the urban lifestyle you want with the space you didn't think you'd find.