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1632 12 Avenue SW
Calgary, Alberta

MLS # A2346300



$764,900

Division:	Sunalta		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Front/Back		
Size:	1,638 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 5
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, High Ceilings, Quartz Counters, Storage		

Inclusions: Dishwasher, Fridge, Electric Stove, Garage Opener and Control(s), Microwave, Washer/Dryer, Wine Fridge

Nestled in the coveted community of Sunalta, this stunning modern half duplex epitomizes urban living at its finest. With this front half of a front/back split duplex, you don't feel like you are in a duplex at all. Mere minutes from downtown, its prime location offers unparalleled convenience, with all amenities within walking distance. Boasting a detached garage to keep your car out of the weather and adorned with high-end finishes throughout, this residence seamlessly marries style with functionality. Whether you're drawn to its sleek design or its proximity to the pulse of the city, this home is sure to captivate discerning buyers seeking the epitome of contemporary living in an enviable location. Come take a closer look today!!

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