



GRASSROOTS
REALTY GROUP

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301, 1828 12 Avenue SW
Calgary, Alberta

MLS # A2249302



\$230,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	777 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Why rent when you can own your own home in the highly sought-after community of Sunalta. Enjoy easy access to everything urban living offers, including LRT access at Sunalta Station, boutique shopping, the Bow River pathways, trendy 17th Ave's amazing restaurants and bars, along with Community Foods grocery store just minutes away. This beautifully updated condo features a bright functional layout. As you enter you will notice the gleaming walnut hardwood flooring, and elegant maple cabinets in the kitchen. The spacious kitchen, is complete with a large moveable island, that seamlessly connects to the inviting living room and dining area. Step out onto the Sunny South facing balcony with stylish glass railing, perfect for relaxing evenings. There are two generous sized bedrooms, an in suite laundry room and a modern 4 piece bath with tile flooring. This private corner unit is move in ready and in pet friendly building (with board approval). Whether you're a first-time buyer, downsizer, or investor, this Sunalta condo offers the perfect blend of comfort, style, and location. Schedule your private tour today and experience the best of downtown Calgary living!