



**GRASSROOTS**  
REALTY GROUP

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809, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2261311



**\$249,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Incredible Value for a 2-Bedroom with Parking in Downtown Calgary! This 8th-floor unit in vibrant Sunalta offers stunning north-facing views and unbeatable convenience. With 807 sq ft of tastefully updated space, you'll love the granite kitchen countertops, easy-care laminate and tile flooring throughout, and the sleek, renovated full bathroom. The versatile den is perfect as a home office or extra storage. Both bedrooms are spacious and filled with natural light. Step outside to a rare oversized balcony—over 200 sq ft—ideal for lounging or entertaining. Includes a covered parking stall and access to a common laundry room. You're just steps from trendy 17th Ave, shops, dining, and only minutes to the Sunalta LRT and multiple transit options. Whether you're a first-time buyer or investor, this affordable gem checks every box. Don't miss out—schedule your viewing today!