



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 2008 12 Avenue SW  
Calgary, Alberta

MLS # A2273811



**\$550,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Sunalta                |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,245 sq.ft.           | Age:   | 2012 (13 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half   |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | See Remarks            |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Forced Air  | Water:     | -      |
| Floors:     | Laminate  | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                     | Condo Fee: | \$ 288 |
| Basement:   | Full  | LLD:       | -      |
| Exterior:   | Wood Frame  | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                                     | Utilities: | -      |
| Features:   | High Ceilings, Recessed Lighting, Walk-In Closet(s) |            |        |

Inclusions: None

OPEN HOUSE THIS SUNDAY DEC. 14th from 2-4pm! Walking distance from the VERY highly ranked Sunalta Elementary School!! Upscale 3 bedroom, 3.5 bathroom townhome, located a short walk from LRT, in Sunalta. Over 1700 square feet of professionally finished living space, with spacious rooms, stainless steel appliances, granite, countertops, NEW floors, and 9 foot ceilings on the main and lower levels. Upstairs has two master bedrooms with ensuites. Downstairs has an additional bedroom, full bathroom, and a large family room wired for media. The property comes with a titled, 10x22 ft private garage with available parking out front and your own private deck. Pet-friendly, and low condo fees.