



**304, 1828 12 Avenue SW
Calgary, Alberta**

MLS # A2285191

\$189,900



Division:	Sunalta	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	491 sq.ft.	Age: 1978 (48 yrs old)
Beds:	1	Baths: 1
Garage:	Off Street, Stall	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 427
Basement:	-	LLD:	-
Exterior:	Other, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		
Inclusions:	all window coverings		

Welcome to the Roseberry! This fantastic condo in Sunalta offers the perfect combination of comfort and convenience, featuring insuite laundry, an assigned parking stall, and a bright open-concept layout. This sunny, south-facing unit has rich walnut hardwood flooring throughout and the kitchen is complete with an island with seating, stainless steel appliances, and ample cupboard and counter space. The spacious living room offers direct access to the south-facing balcony with storage. The primary bedroom is a good size and the well-appointed bathroom conveniently includes the insuite washer and dryer. An outdoor assigned parking stall completes this great condo. Located in the inner-city community of Sunalta, you're just a short walk to downtown and steps to the LRT station, providing easy access throughout the city. Don't miss your opportunity to own this fantastic condo!