101, 320 12 Avenue NE
Calgary, Alberta

MLS # A2292424

$169,900

Division:	Crescent Heights
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	715 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	1	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 744
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Kitchen Island		

Inclusions:	Portable A/C Unit

Meet “Calvin” - Step into this bright and beautifully designed end unit, offering rare privacy and exceptional comfort in a prime location. The spacious open-concept layout features a large living room that easily accommodates both relaxation and entertaining, while the oversized bedroom provides a quiet retreat at the end of the day. The kitchen is highlighted by rich granite countertops and plenty of workspace, making daily cooking effortless. Enjoy the convenience of in-floor heat and in-suite laundry, adding warmth and ease to your routine year-round. A standout feature is the expansive balcony, perfect for morning coffee, evening unwinding, or container gardening. Your vehicle stays secure in the heated underground parking, completing the package of comfort and convenience. As for the location, you’re in the heart of one of Calgary’s most desirable inner-city communities. Walk to Edmonton Trail’s popular cafes, restaurants, and local shops, or walk downtown. Parks, transit, and everyday essentials are all just steps away. This unbeatable location puts you close to the energy of the city while still offering the charm and quiet of a mature neighbourhood.