



103, 1836 12 Avenue SW  
Calgary, Alberta

MLS # A2294463



**\$239,900**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 553
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

From the moment you step inside, you'll feel the fresh, clean, and modern recent updates throughout this beautifully renovated 2-bedroom end unit in the heart of Sunalta. With new flooring, updated kitchen and bathroom cabinetry, countertops, and backsplash, this unit offers a move-in ready opportunity for both homeowners and investors alike. This bright and inviting space is filled with natural light thanks to its end-unit positioning and extra windows, creating an airy, open feel throughout. The open-concept layout flows seamlessly into a spacious living area and a kitchen designed for both everyday living and entertaining &mdash; featuring a large island with seating, updated finishes, and a modern aesthetic that feels both functional and elevated. Step outside to your private south-facing patio, fully surrounded by a mature hedge &mdash; a rare outdoor retreat that offers both sunshine and privacy right in the city. Both bedrooms are generously sized with ample closet space, while the updated bathroom offers a clean, modern feel with refreshed finishes. You'll also appreciate the convenience of in-suite laundry washer combo, and an assigned parking stall just steps from your door. Located in one of Calgary's most walkable inner-city communities, you're just minutes from 17th Avenue, local caf&eacute;s, restaurants, the Sunalta LRT, and quick access to downtown. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle, this turn-key, renovated condo checks all the boxes.