



205, 320 12 Avenue NE
Calgary, Alberta

MLS # A2134849



\$249,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,128 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Water: -

Floors: Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 1,102

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)

Inclusions: None

Located in the vibrant Crescent Heights neighborhood, this spacious 1,128 sq. ft. condo offers unmatched convenience with a bus stop right at your doorstep and numerous essential services within walking distance. Downtown amenities are also easily accessible. This 2-bedroom, 2-bathroom unit features 9-foot ceilings, granite countertops throughout, and a full-sized in-suite laundry room. The bright and airy primary bedroom includes a walk-in closet and an ensuite bathroom. Large south-facing windows flood the living area and bedrooms with natural light, creating a warm and inviting atmosphere. Enjoy the outdoors on the sizeable balcony with its southern exposure. The building boasts an elevator and an assigned underground parking stall, ensuring comfort and ease of living.