



105, 320 12 Avenue NE
Calgary, Alberta

MLS # A2138851



\$249,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	770 sq.ft.	Age:	2008 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Level, Street Lighting		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 770
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		
Inclusions:	Entertainment unit in Livingroom		

Location, Location, Location! Discover your dream home in this stunning ground-floor condo, just minutes from downtown and within walking distance of an array of amenities. Step into a bright and spacious 1 BED/1 BATH open-concept living area where style meets comfort. The gourmet kitchen, complete with sleek granite countertops and stainless steel appliances, is perfect for anyone who loves to cook. A newly installed microwave hood fan enhances functionality, giving you even more counter space to work with. The expansive living room is perfect for relaxation and entertainment, featuring a built-in FLOOR TO CEILING entertainment center and direct access to a very private patio. The sun-drenched bedroom is oversized and conveniently located across from a luxurious 4-piece bathroom with granite countertops. Enjoy the convenience of in-suite laundry with newer washer and dryer, making laundry day easier and on your own time. Additionally, you'll have peace of mind with a dedicated parking stall in a secure, heated underground garage. This condo not only exudes pride of ownership throughout the interior, BUT ALSO, has had a major facelift with its exterior. Don't miss out on this incredible opportunity to own a piece of paradise in a prime location!