



304, 1315 12 Avenue SW  
Calgary, Alberta

MLS # A2152532



**\$319,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stucco	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Tray Ceiling(s)		

**Inclusions:** N/A

Wow! Prepare to be captivated by this extraordinary, RARE, updated 1 bedroom plus den condominium, boasting an exceptional layout with over 690 square feet of luxurious living space in a QUIET PET FRIENDLY CONCRETE BUILDING. As you step inside, you will be drawn to this perfect atmosphere that simply oozes coziness and invites you to unwind. You'll love the tall 9 ft ceilings, classic crown mouldings, and beautiful windows that bathe the space in an abundance of natural light, providing you with a room where you can truly recharge and reconnect. Recent updates include new wide plank hardwood floors, fresh paint, updated fixtures, and high end tile in bathroom. Prepare gourmet meals or whip up quick snacks in the chef-inspired kitchen. It's a culinary paradise with solid wood cabinets, a large kitchen island, and stainless steel appliances with a GAS stove for cooking and extra storage. Enjoy the inviting living room where you can relax in front of the warm, soothing gas fireplace or sip morning coffees and evening cocktails on the Moroccan-style curved balcony with French doors with a GAS LINE perfect for barbecuing and great for entertaining! The Primary bedroom is a private sanctuary boasting a large closet and views to the west. Conveniently next to the updated 4 piece bathroom with newer 12x24 tile is a fabulous den area that can be used as a dining room, office or if you have guests you can add a dynamic Murphy bed and Voil&agrave;! you have the perfect versatile space that can accommodate overnight visitors! The unit is completed by IN-SUITE LAUNDRY and plenty of IN-SUITE STORAGE. The ROOFTOP PATIO offers sweeping DOWNTOWN VIEWS as the backdrop to your larger events, while the city lights provide an ambient glow. TITLED, HEATED UNDERGROUND PARKING, and BIKE STORAGE add to your comfort and security. This

wonderful condo is in an unbeatable LOCATION with a walk score of 97, just steps away from THE EVER POPULAR CONNAUGHT DOG PARK, vibrant 17TH AVE, with nightlife, dining, pubs, diverse shops, and just moments to cafes, CO-OP, Community Natural Foods, Best of Kin Social, Monki Breakfast & Bistro, Dollarama, Sunalta LRT, many other cool shops, and just a quick walk or bike ride to the river and downtown core. A must-see and own. Call today to view!