



GRASSROOTS
REALTY GROUP

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401, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2265296



\$285,950

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	904 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 683
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this 2-bedroom, 1-bathroom condo in the heart of Sunalta. This bright unit offers a functional layout with tiled flooring throughout, a galley-style kitchen with white cabinetry and ample counter space, plus a dining area and living room with large windows that bring in plenty of natural light. Both bedrooms are generously sized with good closet storage, and the updated bathroom features a modern vanity, tiled surround, and full bathtub. The unit includes in-suite storage, closet doors, and a welcoming entryway. This home is in proximity to Sunalta LRT station, river pathways, restaurants, coffee shops, and downtown amenities.