



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

105, 320 12 Avenue NE
Calgary, Alberta

MLS # A2299705



\$164,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Landscaped, Street Lighting		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 804
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 320 12 Ave NE. A bright 1 bed / 1 bath condo with easy downtown access and a functional open-concept layout. The kitchen features granite countertops with breakfast bar and tile flooring, flowing into a good-sized dining area and comfortable living space. Step outside through the living room door to enjoy an oversized, private, secure patio. The bedroom includes a walk-in closet. In-suite laundry and an assigned underground parking stall complete this unit. This complex is pet friendly with no size restrictions and is steps to transit and has good access to 16 Avenue NE!