



**GRASSROOTS**  
REALTY GROUP

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105, 320 12 Avenue NE  
Calgary, Alberta

MLS # A2333645



**\$159,900**

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

|                    |                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                             | <b>Condo Fee:</b> | \$ 804 |
| <b>Basement:</b>   | -                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                            | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | 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!