



GRASSROOTS
REALTY GROUP

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2022 12 Avenue SW
Calgary, Alberta

MLS # A2335702



\$799,000

Division:	Sunalta		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,567 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: N/A

NO CONDO FEES | BRAND NEW | ATTACHED GARAGE | FIRST-TIME BUYER GST REBATE AVAILABLE Welcome to these brand-new, no condo fee, three-storey townhomes offering modern design and exceptional value! Perfect for first-time home buyers, families, or investors, these homes qualify for the First-Time Home Buyer GST Rebate (subject to buyer's eligibility). The thoughtfully designed floor plan features high ceiling living room with custom feature wall with built in electric fireplace. Step up to the dining area and modern design kitchen with 10 feet island and private balcony with gas line for BBQ. Second floor consists of 2 spacious bedrooms, 1 full bathroom, and a convenient laundry room. The 3rd floor is thoughtfully designed as a master retreat with master bedroom and its ensuite with a bonus room space can be used for office/den/yoga room and it comes with private balcony overlooking to the greenery Sunalta has to offer. The lower level includes a mudroom, 2-piece washroom and an attached single garage with additional storage, while convenient street parking is available for guests. Built with quality craftsmanship and contemporary finishes throughout, these homes offer low-maintenance living without the expense of monthly condo fees. Located just minutes from Downtown Calgary, this exceptional inner-city location offers unbeatable walkability. Enjoy easy access to the Sunalta CTrain Station, Bow River pathways, parks, schools, caf  s, restaurants, shopping, and the vibrant 17th Avenue entertainment district. Commuting is effortless with quick access to Crowchild Trail and major roadways. Whether you're a first-time buyer, professional, or investor, this home offers the perfect combination of modern living and urban convenience. Don't miss this opportunity to own a brand-new home in one of Calgary's most

sought-after inner-city communities. Contact your favourite REALTOR® today to book your private showing!