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.