

\$400,000 - 304, 1608 12 Avenue Sw, Calgary

MLS® #A2261191

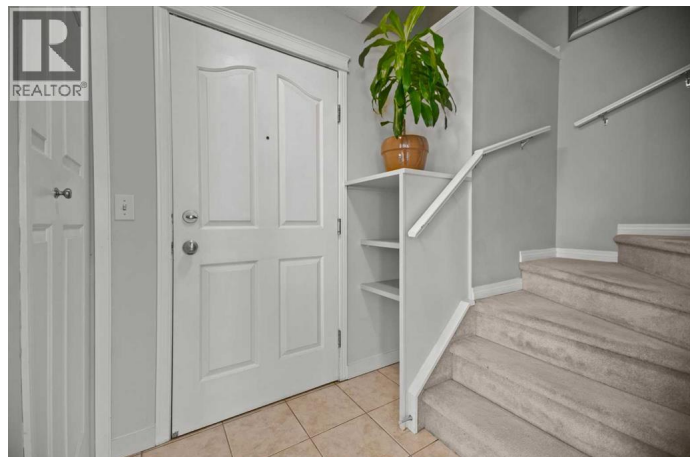
\$400,000

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Single Family on 0.00 Acres

Sunalta, Calgary, Alberta

Why settle for an ordinary condo when you can have the space and feel of a townhouse without the townhouse price tag? This rare PENTHOUSE TOP FLOOR two-storey home in the vibrant community of Sunalta delivers the best of both worlds: the lock-and-leave convenience of a condo with the comfort and flow of a multi-level floor plan. This sunlit home blends inner-city convenience with everyday comfort. The main level invites connection and ease, with an open living and dining space featuring brand-new luxury vinyl plank flooring & neutral colour palette. This space is perfectly designed for cozy nights in by the fireplace or hosting friends before heading out to nearby restaurants and nightlife. The kitchen strikes a balance of stylish and practical with granite counters, maple cabinetry, and timeless subway tile - a backdrop equally ready for quick weekday dinners or weekend culinary experiments. Step out onto the south-facing balcony for your morning coffee or a glass of wine at sunset. This is the perfect urban retreat. Head upstairs and you'll find two well appointed bedrooms tucked away from the bustle below, both with skyline glimpses that serve as a gentle reminder the pulse of downtown is just beyond your doorstep. A full bathroom connects the spaces, while smart design details keep the upstairs layout functional and inviting. Unlike most condos, this home surprises with a rare full laundry room - complete with extra storage, plus the peace of mind that comes with an updated



furnace and hot water tank. Add in secure, heated underground parking and the exclusive feel of this smaller building, and youâ€™ve got a property that stands out from the crowd. Set in a boutique building, youâ€™re steps from the Sunalta LRT, 17th Avenue dining, shops, parks, and tennis courts. This home isnâ€™t just a condo - itâ€™s a lifestyle, with the urban energy you want and the space you didnâ€™t think youâ€™d find in the city. (id:6289)

Built in 1999

Essential Information

Listing #	A2261191
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,017
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	304, 1608 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
Province	Alberta
Postal Code	T3C0R2

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Composite Siding
Construction	Wood frame

Listing Details

Listing Office CIR Realty



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