

\$175,000 - 204, 1836 12 Avenue Sw, Calgary

MLS® #A2263625

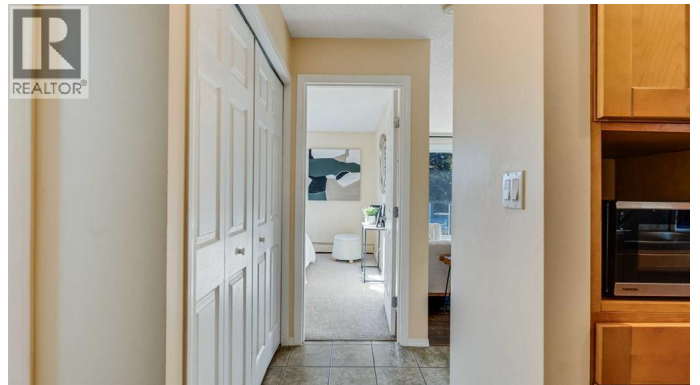
\$175,000

1 Bedroom, 1.00 Bathroom, 474 sqft

Single Family on 0.00 Acres

Sunalta, Calgary, Alberta

Here's your chance to own a bright and beautifully updated 1-bedroom condo in one of the city's most convenient inner-city locations. Whether you're a first-time buyer ready to step into homeownership or an investor looking for a turn-key rental, this property delivers on all fronts. Enjoy the sunny south exposure that fills the open-concept living area with natural light; perfect for relaxing, entertaining, or working from home. The modern kitchen features stainless steel appliances (including a new microwave), sleek countertops, and great storage space, making everyday living both stylish and functional. The spacious bedroom offers a peaceful retreat with a large window and plenty of room for your furnishings. The refreshed bathroom shines with brand-new tile in the bathtub, a new quartz countertop, and fresh neutral paint - giving the space a crisp, modern feel you'll love. Additional perks include an assigned parking stall, shared laundry, and a well-managed building with clean common areas and professional maintenance - offering peace of mind and low-stress ownership. Location couldn't be better: steps to the LRT for easy commuting, with nearby river pathways, tennis courts, shopping, and the vibrant energy of 17th Avenue all within walking distance. Whether you're ready to build equity instead of paying rent or expand your investment portfolio, this condo offers unbeatable value in a prime location. Book your showing today! (id:6289)



Built in 1978

Essential Information

Listing #	A2263625
Price	\$175,000
Bedrooms	1
Bathrooms	1.00
Square Footage	474
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	204, 1836 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
Province	Alberta
Postal Code	T3C0R6

Amenities

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

Interior

Appliances	Refrigerator, Stove, Hood Fan, Window Coverings
Heating	Baseboard heaters, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior	Stucco
Construction	Wood frame

Listing Details

Listing Office	CIR Realty
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