103, 1836 12 Avenue SW
Calgary, Alberta

MLS # A2246748

$234,500

Division:	Sunalta
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	747 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	2	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 553
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions:	n/a

This bright and beautifully updated 2-bedroom condo offers the perfect blend of comfort, convenience, and location. Enjoy a sunny south-facing patio that's fully surrounded by a lush, mature hedge—creating your own private outdoor retreat right in the city. As an end unit, this home is filled with natural light from extra windows and offers a greater sense of privacy with fewer shared walls. Inside, you'll love the open-concept layout with laminate flooring throughout, a spacious living area, and a kitchen made for entertaining with a large island that seats up to four. The espresso cabinetry, stainless steel appliances, and upgraded lighting bring a modern touch to the space. Both bedrooms are generously sized, each with double closets, and the bathroom features a deep soaker tub, tiled surround, and updated finishes. Enjoy the convenience of in-suite laundry with a combo washer/dryer and your own assigned parking stall just steps from the back door. Located in one of Calgary's most walkable neighborhoods — you're just minutes to 17th Avenue's shops, cafés, and restaurants, the Sunalta LRT, and have quick access to downtown. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this Sunalta gem checks all the boxes.