

2, 2008 12 Avenue SW
Calgary, Alberta

MLS # A2256618



\$650,000

Division:	Sunalta		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Walking distance from the VERY highly ranked Sunalta Elementary School!! Upscale 3 bedroom, 3.5 bathroom townhome, located a short walk from LRT, in Sunalta. Over 1700 square feet of professionally finished living space, with spacious rooms, stainless steel appliances, granite, countertops, NEW floors, and 9 foot ceilings on the main and lower levels. Upstairs has two master bedrooms with ensuites. Downstairs has an additional bedroom, full bathroom, and a large family room wired for media. The property comes with a titled, 10x22 ft private garage with available parking out front and your own private deck. Pet-friendly, and low condo fees.