

**304, 1608 12 Avenue SW
Calgary, Alberta****MLS # A2261191****\$400,000**

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,017 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 730
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

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 you've got a property that stands out from the crowd. Set in a boutique building, you're steps from the Sunalta LRT, 17th Avenue dining, shops, parks, and tennis courts. This home isn't just a condo - it's a lifestyle, with the

urban energy you want and the space you didn't think you'd find in the city.