

\$599,900 - 2, 1607 12 Avenue Sw, Calgary

MLS® #A2086637

\$599,900

3 Bedroom, 4.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Every once in a while a spectacular home comes available to purchase in Sunalta. Welcome to 2, 1607 12 Ave SW. Over 1500 square feet of developed living. High ceilings on all three builder-developed levels. Take a source of pride in the exquisitely designed kitchen. Abundant cupboards surround the stainless steel appliances including a gas stove, garburator, ice/water fridge, and dishwasher. An island with eating area completes the granite counters in this superb kitchen. Three beautiful full bathrooms and a half bath to go along with the three bedrooms. Two balconies and a private back yard - all facing south. A single detached garage. Don't worry about lawnmowing or shoveling snow because your condo fee covers that and more.

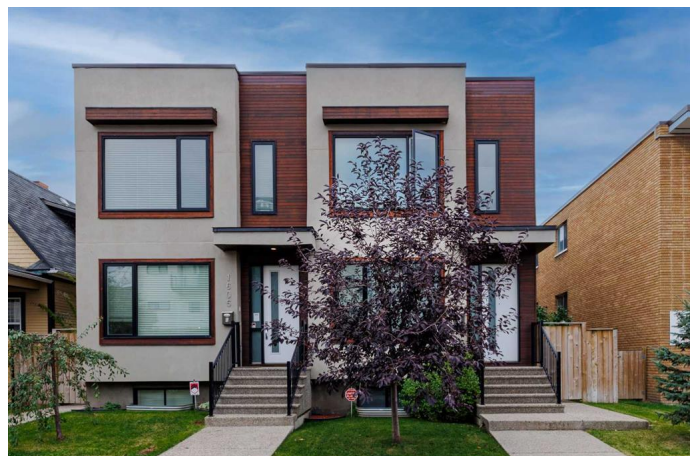
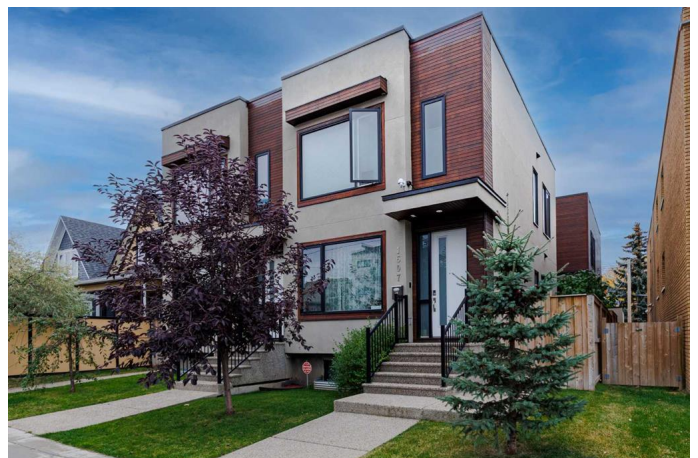
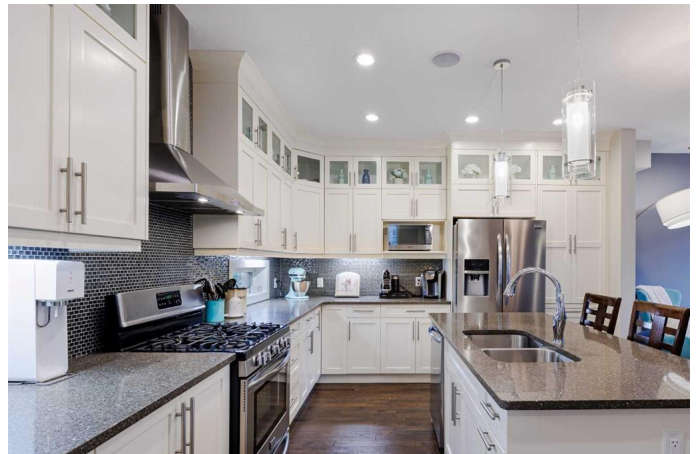
All for only \$275/month. An elegant gas fireplace shows off the open main floor. Perfect for entertaining. Walk to the CTrain station or walk to work. Enjoy the local restaurants and community shopping. Get involved in the inclusive, supportive, and vibrant Sunalta community. Two community gardens. Local sports. Join the community Hub Project and visit the Award Winning Community Centre of the Year. A custom-built home in a caring community.

Built in 2015

Essential Information

MLS® #

A2086637



Price	\$599,900
Sold Price	\$582,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,120
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2, 1607 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R3

Amenities

Amenities	None
Parking Spaces	1
Parking	Common, Rear Drive, Single Garage Detached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Masonry
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Underground Sprinklers
Roof	Membrane
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 23rd, 2023
Days on Market	42
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	GREATER CALGARY REAL ESTATE
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