

\$359,900 - 202, 1608 12 Avenue Sw, Calgary

MLS® #A2131624

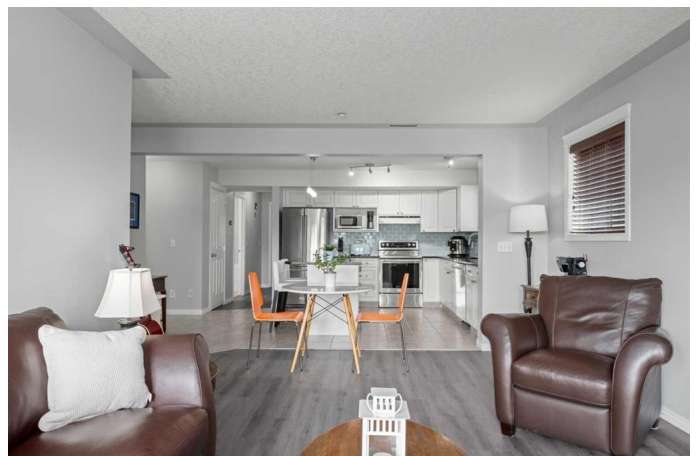
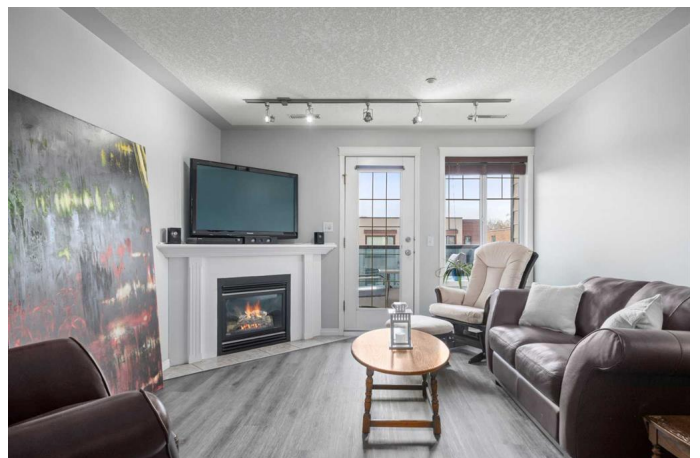
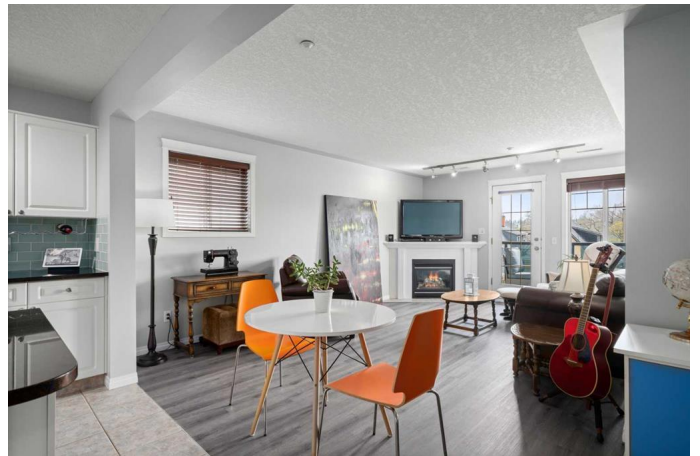
\$359,900

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

Welcome to the Residences of Sunalta! Enjoy the convenience of a maintenance-free lifestyle in a fantastic, inner-city condo in one of Calgary's most desirable and vibrant communities. This well-maintained unit offers 2 bedrooms, 2 full bathrooms, 929 SqFt of functional living space, and your own heated, secured underground parking stall. Pride of ownership shines throughout the inviting, open-concept floor plan. The sunny living room is highlighted by a charming corner gas fireplace and newly installed LVP flooring. The living room opens to the private south-facing balcony with city skyline views. The practical dining area flows into the kitchen and convenient office nook. The well-appointed kitchen offers upgraded stainless steel KitchenAid appliances, stone countertops, a central island / breakfast bar, an abundance of crisp white cabinetry, and a timeless subway tile backsplash. Head down the hall to find the shared 4pc bathroom and the convenient in-suite laundry area with additional storage. The spacious primary bedroom is complete with a walk-in closet and a full 4pc ensuite. The 2nd bedroom is great for guests and can easily double as a den or additional office area. Close to all major amenities including public transportation (Sunalta CTrain Station), parks, community gardens, schools, and all the best local shops, restaurants, and breweries. Investors and first-time home buyers, this is the property for you! Come enjoy the urban lifestyle in a comfortable



condominium setting!

Built in 2000

Essential Information

MLS® #	A2131624
Price	\$359,900
Sold Price	\$372,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 1608 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R2

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Lot Description	Views
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 1st, 2024
Days on Market	16
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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