



**704, 1334 12 Avenue SW, Calgary, Alberta - \$189,900**



Main Photo

## Property Description

Welcome to this Bright and Spacious End Unit in the Heart of the Beltline

This exceptional end-unit residence features a wrap-around balcony and an abundance of windows, filling the home with natural light. Offering a thoughtfully designed open-concept layout, this two-bedroom, one-bathroom condo is the perfect blend of comfort and convenience.

The west-facing concrete unit showcases brand new laminate flooring, fresh paint throughout, and an expansive living space ideal for both relaxing and entertaining. Enjoy the ease of in-suite laundry, secure underground titled parking, and additional storage.

Located within walking distance to downtown offices, buses, the LRT station, and major grocery stores-



including Safeway, Co-Op, and Community Natural Foods-this home truly places you at the center of it all. Whether you're a first-time buyer, downsizing, retiring, or looking for a smart investment, this property checks every box. Don't miss the chance to call this vibrant Beltline condo your own-schedule your private showing today!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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