

\$400,000 - 304, 1608 12 Avenue Sw, Calgary

MLS® #A2261191

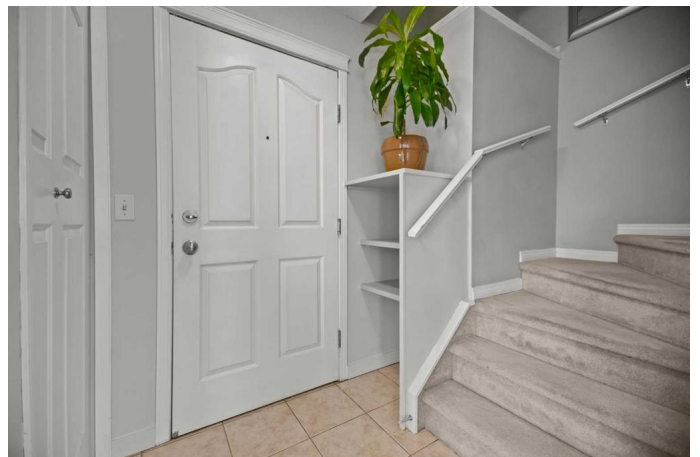
\$400,000

2 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.00 Acres

Sunalta, Calgary, Alberta

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 youâ€™ve got a property that stands out from the crowd. Set in a boutique building, youâ€™re steps from the Sunalta LRT, 17th Avenue dining, shops, parks, and tennis courts. This home isnâ€™t just a condo - itâ€™s a lifestyle, with the urban energy you want and the space you didnâ€™t think youâ€™d find in the city.

Built in 1999

Essential Information

MLS® #	A2261191
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	304, 1608 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R2

Amenities

Amenities	Secured Parking, Storage
Parking Spaces	1

Parking	Stall, Underground
---------	--------------------

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Other
Roof	Rolled/Hot Mop
Construction	Composite Siding, Wood Frame

Additional Information

Date Listed	October 1st, 2025
Days on Market	11
Zoning	M-C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.