



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2, 2008 12 Avenue SW
Calgary, Alberta

MLS # A2256618



\$650,000

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Walking distance from the VERY highly ranked Sunalta Elementary School!! Upscale 3 bedroom, 3.5 bathroom townhome, located a short walk from LRT, in Sunalta. Over 1700 square feet of professionally finished living space, with spacious rooms, stainless steel appliances, granite, countertops, NEW floors, and 9 foot ceilings on the main and lower levels. Upstairs has two master bedrooms with ensuites. Downstairs has an additional bedroom, full bathroom, and a large family room wired for media. The property comes with a titled, 10x22 ft private garage with available parking out front and your own private deck. Pet-friendly, and low condo fees.