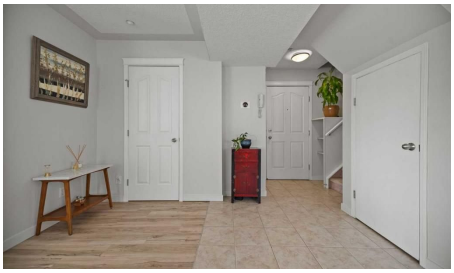
304 1608 12 Avenue SW

Calgary | Active | MLS® A2344177

$299,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,016.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

**Massive $30k Price Reduction!! A rare opportunity in the vibrant community of Sunalta. This penthouse-level, two-storey home offers the space and feel of a townhouse without the townhouse price tag, bringing together the lock-and-leave convenience of a condo with the comfort + flow of a multi-level floor plan. Sunlit and inviting, the home blends inner-city convenience with everyday comfort. The main level offers an open living and dining space, where brand-new luxury vinyl plank flooring and a neutral colour palette create a welcoming backdrop for quiet evenings by the fireplace or gathering with friends before heading out to nearby restaurants and nightlife. The kitchen is warm and well appointed, pairing granite counters with maple cabinetry and timeless subway tile. Equally suited to quick weekday dinners or weekend culinary experiments, it offers a thoughtful balance of style and practicality. The south-facing balcony extends the living experience outdoors, providing an inviting setting for morning coffee or a glass of wine at sunset. Upstairs, brand-new carpet with upgraded 8 lbs underlay carries through two well-appointed bedrooms, tucked away from the bustle of the main level. Both offer skyline glimpses, a gentle reminder that the pulse of downtown is just beyond your doorstep. A full bathroom connects the spaces, while thoughtful design details keep the upper level functional and inviting. The home also offers a rare full laundry room with extra storage, adding everyday practicality that is seldom found in a condo. An updated furnace and hot water tank provide added peace of mind, while secure, heated underground parking completes the offering. Set in a smaller boutique building, the home enjoys an exclusive feel in a location steps from the Sunalta LRT, 17th Avenue dining, shops, parks, and tennis courts. With the energy of the city close at hand and the comfort of a multi-level home, this is an opportunity to enjoy the urban lifestyle you want with the space you didn’t think you’d find.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344177
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,016.55 sq. ft.
Main Level Finished Area:	499.02 sq. ft.
Upper Level Finished Area:	517.53 sq. ft.
Condo Fee:	$774.86
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0011739
Heating:	Forced Air, Natural Gas

New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Rolled/Hot Mop
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Sunalta
Amenities:	Secured Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK
Main Floor	Dining Room · 15'11" × 5'7" ·
Main Floor	Kitchen · 12' × 10'10" ·

Main Floor	Living Room · 12'9" × 12' ·
Upper Level	Bedroom - Primary · 15' × 12' ·
Upper Level	Bedroom · 11'2" × 11' ·
Upper Level	Furnace/Utility Room · 7'5" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Other
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-1608-12-avenue-sw-calgary-a2344177/

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