

201, 1027 12 Avenue SW  
Calgary, Alberta

MLS # A2153393



**\$188,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 464 sq.ft.                         | <b>Age:</b>   | 1961 (63 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 424 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame               | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** n/a

Exceptional VALUE fo this Beltline condo. Why rent when you can OWN this condo in the heart of downtown Calgary's vibrant Beltline. You will love the INNERCITY LIFESTYLE with a grocery stores, shops and restaurants just steps away and minutes to Calgary's trendy 17th Ave which offers tons shops and restaurants. The bike lane is across the street which connects to endless pathways and river pathways throughout the city! This well-designed unit features an open layout. The spacious living room has patio doors that lead to your BALCONY. There is newer flooring throughout. There is a common parking lot in the back of the building (8 stalls for 16 units). You can use any of the available parking stalls otherwise there is typically ample Street parking. The building off the offers common laundry. Don't miss out on this opportunity to own !