

204, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2171705



\$249,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	705 sq.ft.	Age:	1978 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Concrete Driveway, Covered, Enclosed, Garage Door Opener, Gate		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	Fiber Optics, High Speed Internet, See Remarks
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

Extra large 1 bedroom suite. Huge patio with gate to access the secured common deck. Professionally managed. condominium building. Excellent inner city location. 5 minutes walking distance to Sunalta C-Train; about 10 minutes walk to Downtown C-train free ride zone, Coop Midtown Food Centre and Safeway grocery stores. Close to Connaught elementary School, Mount Royal junior high school, Western Canada High School. This unit faces south in a very quiet location and with a lot of sun light. Fibre optic high speed internet ready building. Covered parking stall including. Secured entry system, multiple interior security cameras on every floor and parkade. on a one way street with biking lane, easy access to the river, Sunalta Park, Downtown core, 17 Avenue shops and amenities, heat & water included in condo fee. Seller relates to listing Realtor.