

507, 1315 12 Avenue SW  
Calgary, Alberta

MLS # A2180090



**\$349,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 757
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Crown Molding, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Walk-In Closet(s)

**Inclusions:** ALL FURNITURE NEGOTIABLE

Monaco Living just feels different! Step into this spacious, two bed two bath plus den, sub-penthouse, CORNER UNIT in secure, CONCRETE building in the heart of the Beltline! Nine foot ceilings complete with crown moulding, high-end finishings, and over 900 sq.ft. of living space distinguish this from your average Beltline condo. Full kitchen features well maintained maple cabinets and a centre island with room for four counter-height stools. Full suite of Whirlpool stainless steel appliances including French door refrigerator, electric convection oven (there's a gas hookup if you wanted to change it one day), microwave hood fan, dishwasher. The living room boasts a stylish concrete mantle surrounding a gas fireplace, and French doors leading to North/East facing balcony (w/gas line) perfect for your morning coffee or BBQing dinner. You won't find this size primary bedroom in a condo at this price point. Complete with large walk-in closet, ensuite bathroom, and South-facing Juliet balcony. Bright, South-facing second bedroom and full second bathroom. A glassed-in den makes a great work-from-home setup, space for an at-home-gym, or to store and display your gear. Ceramic tile, carpet and hardwood all well maintained and professionally cleaned. In-suite washer and dryer. Secured heated underground titled parking stall with storage cabinet included. Building amenities include secure bike storage, expansive roof top patio, covered visitor parking. Prime location with proximity to downtown, trendy shops and restaurants of 17th Avenue, Sunalta and Kirby C-train stations, a few blocks to Bow River pathways, and easy access to major thoroughfares.