

**204, 1414 12 Street SW**  
**Calgary, Alberta**

**MLS # A2181051**



**\$229,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	659 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Discover this stylish 659 sq. ft. SW corner one-bedroom unit in the heart of the Beltline! Featuring new windows, new wide plank laminate flooring, and an open-style kitchen with a large granite center island countertop and extra storage cabinets underneath, and ensuite washer/dryer, this home is designed for convenience and style. The spacious bedroom easily accommodates a king-size bed, and the wide-open living room is perfect for relaxing or entertaining. You'll also enjoy an upgraded bathroom vanity, a convenient storage locker, and one assigned underground heating parking stall. Located in a well-managed building, the vibrant neighborhood offers coffee shops, bars, and the 17 Avenue shopping district just steps away. The south-facing balcony is ideal for starting your day with coffee or unwinding with dinner in the evening. Come see it today!