

502, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2184023



**\$270,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Young family and investors alert ! Corner Unit. This unit is the only if not only few units offers In-Suite Laundry!! Renovated 2 bedroom condo, underground parking, walking distance to all amenities, 17th Ave, the Core & LRT.... Open concept condo features laminate flooring throughout except for the tiled kitchen and front entry, a white kitchen with lots of storage and countertop, a breakfast bar and a large west facing balcony. There are two large bedrooms with ample room for a queen-sized bed, a renovated bathroom with soaker tub & a large in-suite storage room. Building is secured and pet friendly.