

**104, 1717 12 Street SW**  
**Calgary, Alberta**

**MLS # A2187711**



**\$179,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	487 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Floors:** Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Other, Wood Frame

**Foundation:** -

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 451

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Great location, walk to 17 Ave bars and restaurants. Lower 1 bedroom unit . Freshly painted, upgraded with modern kitchen cabinets, nice island. Bedroom with regular closet and walk in storage / closet. Nice bathroom. Large living room. Laundry room across the hallway. Parking stall #5 in front of the unit leased for \$50 a month. Small dogs allowed. TENANT occupied from February 1, 2025 , one year lease.