

204, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2192242



**\$219,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Concrete Driveway, Covered, Enclosed, Garage Door Opener, Gate		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Fiber Optics, High Speed Internet, See Remarks
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*\*\* Open House Saturday March 15,2025 from 2pm - 4pm \*\*\* Brand new stainless steel appliances. Extra large 1 bedroom suite. Huge PRIVATE patio about 300 sq feet with gate to access the secured COMMON DECK - exclusive to Sunalta House residents . 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 zoon , 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. This building is Fibre optic high speed internet ready. 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. Extra large private deck 22ft x13ft7inches. Seller related to listing Realtor.