

204, 1414 12 Street SW  
Calgary, Alberta

MLS # A2195790



**\$209,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	659 sq.ft.	<b>Age:</b>	1981 (44 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:** N/A

Step into this modern and inviting 659 sq. ft. southwest corner one-bedroom unit, perfectly situated in the heart of the Beltline. With brand-new windows, stylish wide plank laminate flooring, and a thoughtfully designed open-concept kitchen featuring a spacious granite island with extra storage below, this home blends functionality with contemporary charm. The bedroom comfortably fits a king-size bed, while the bright and airy living room provides the perfect space to unwind or entertain. Additional highlights include an upgraded bathroom vanity, in-suite laundry, a private storage locker, and a heated underground parking stall. Nestled in a well-managed building, this prime location puts you just steps from trendy coffee shops, lively bars, and the shopping and dining scene of 17th Avenue. Enjoy your morning coffee or evening meal on the sun-filled south-facing balcony. Don't miss out—schedule a viewing today!