

306, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2201230



\$195,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	612 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

Welcome to this stunning open-concept condo in the vibrant Beltline community of Calgary! Perfectly designed for urban living, this spacious one-bedroom unit boasts new laminate flooring throughout, a large living area, and a stylish kitchen with granite countertops—ideal for cooking and entertaining. Enjoy the convenience of in-suite laundry, a storage closet, and a beautifully appointed bathroom with high-end finishes. Step outside onto the massive balcony and take in breathtaking city views, perfect for unwinding or entertaining guests. This unit also includes titled underground parking, ensuring comfort and security year-round. The building features two elevators for easy access and is ideally located close to all amenities, including transit, shopping, restaurants, and more. Whether you're a first-time homebuyer, investor, or looking for the ultimate downtown lifestyle, this property is a must-see! Book your showing today!