

**101, 1027 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2205888**



**\$149,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	441 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Stall, Unassigned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 439
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub		

**Inclusions:** N/A

Maintenance-free, urban living awaits in this bright and well maintained 1 bedroom apartment! Ideally located mere minutes from the iconic Red Mile and Calgary's premier entertainment district with nightlife, dining, pubs, diverse shops, cafes and more. Nearby is Connaught Park, the 12th Avenue bike path, not to mention transit is literally right out your front door! Safeway and Community Natural Foods Market are a quick 5 minute walk away. You'll be hard pressed to find a more convenient location! After all that adventure, come home to a quiet sanctuary. This bright and welcoming unit is filled with natural light, thanks to updated floors and windows. The modern kitchen offers plenty of counter space and sleek cabinetry, and flows into the open-concept living and dining area that is equally as thoughtfully designed. In the large master bedroom, you'll find ample in-suite storage for added convenience. In-suite storage and private off-street parking, unassigned, adds to your convenience. Perfect for a young professional or couple, this great property is also easy to rent out for investors due to its prime location. It is vacant and ready to be handed over to its next owner! The building and grounds are excellently maintained and well managed. Truly an outstanding opportunity to get into the superior Beltline community!