

104, 1011 12 Avenue SW
Calgary, Alberta**MLS # A2210613****\$284,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas**Floors:** Ceramic Tile, Laminate**Roof:** -**Basement:** -**Exterior:** Brick, Concrete**Foundation:** Poured Concrete**Features:** No Smoking Home, See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 625**LLD:** -**Zoning:** CC-MHX**Utilities:** -**Inclusions:** n/a

Welcome to The Davenport — a hidden gem in the vibrant heart of the Beltline. This well-maintained concrete building offers an incredible opportunity to own one of its most desirable homes, featuring an expansive outdoor space of nearly 364 square feet. Whether you're hosting, relaxing, or soaking up the sunshine with friends and family, the private patio is a true extension of your living space. It's also perfect for gardeners, with space for raised garden boxes where you can grow herbs, flowers, or your own summer veggies—your very own urban oasis. Inside, the layout is both functional and welcoming. The charming kitchen is thoughtfully designed with NEW fresh white cabinetry, warm butcher-block countertops, and classic white appliances—an inspiring space for the home chef to get creative. The dining area comfortably fits a 4—and 6 person table, ideal for intimate dinners or casual entertaining. The bright, spacious living room offers flexibility for multiple furniture layouts, allowing you to make it truly your own. The primary bedroom is generously sized and easily fits a king-sized bed, creating the perfect retreat to unwind at the end of the day. A well-proportioned second bedroom adds versatility—ideal for guests, a home office, or a roommate setup. Additional highlights include assigned underground heated parking and access to a range of building amenities such as a fitness center and a recreation room with billiards. Located steps from shopping, grocery stores, parks, schools, and some of Calgary's best restaurants and cafes, you'll love the convenience of being able to walk everywhere this spring and summer. Pet lovers will appreciate the building's incredibly pet-friendly policy, making it easy for your furry companions to feel at home too. Don't miss this rare opportunity to own a stylish

and private urban retreat in one of Calgary’s most sought-after inner-city neighborhoods. Book your showing today and discover the lifestyle that awaits at The Davenport.