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GRASSROOTS
REALTY GROUP

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705, 788 12 Avenue SW
Calgary, Alberta

MLS # A2261699

$270,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	652 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	1	**Baths:**	1

Garage:	Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 489
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage

Inclusions: N/A

Welcome to vibrant downtown living in the heart of the Beltline in this upscale building and close to EVERYTHING! Feel right at home in this awesome open floor plan 1 bedroom unit with amazing WEST views! This home is perfect for the first time buyer, investor or someone who works downtown (Just walk to work!) As you enter you have a storage room , Laundry area with lots of shelving for storage and opposite from that is the kitchen that features granite counter tops, tiled backsplash, ample amount of 2 toned cabinets and a good amount of counter space, stainless steel appliances and an over the counter microwave/hood fan! Beside the kitchen you will love the workspace for your computer with plenty of cabinet storage! There is a large living room with laminate flooring and access to the balcony to enjoy the views from! The bedroom also allows you to enjoy the views with floor to ceiling windows and the sunsets are stunning every evening! There is a full bath with a tiled shower and flooring. This building ALSO features a separate storage locker and underground heated parking, beautiful tiled hallways and is just a few blocks from 17th Ave shops, restaurants, pubs, river pathways and SO MUCH MORE! This is definitely a must see and one to put on your list!