

**605, 1118 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2281583**



**\$289,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	663 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 568
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

comfort, well-maintained air-conditioned 1-bedroom + den condo, located in the heart of Calgary's Beltline .Brand new Refrigerator, Brand new Oven . An efficient open-concept layout seamlessly connects the kitchen, dining, and living areas. The U-shaped kitchen is equipped with a gas cooktop, oven, microwave hood fan, refrigerator, dishwasher, tiled backsplash, ample cabinetry, and a breakfast bar island. Sliding doors from the living room open onto a generously sized balcony. floor-to-ceiling windows complete the bright bedroom and living room. The den/storage provides excellent flexibility to set up an office. The unit includes titled heated underground parking . Building amenities include full time concierge, bike storage room, guest suites, fitness room, party room, in building visitor parking.