

**303, 1315 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286655**



**\$335,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 776
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** None

Step inside this stunning corner suite in the iconic Monaco building in Calgary's trendy Beltline district, where timeless Mediterranean-inspired architecture meets modern urban living. Designed with meticulous attention to detail, this residence features arched walls, sculpted ceilings, and grand crown moulding, creating a sense of sophistication and style throughout. Expansive arched windows invite natural light to pour into the open living space, highlighting the impressive 9 ft ceilings and enhancing the feeling of spaciousness. The architectural allure continues with French doors leading to a massive private balcony that spans the entire corner of the unit – perfect for outdoor entertaining or enjoying city views. Inside, the kitchen exudes elegance with maple cabinetry, centre island, stainless steel appliances, seamlessly connecting to the main living area, complete with a gas fireplace with a modern niche for storage. The primary suite is a serene retreat, featuring a luxurious Jacuzzi tub and custom finishes, while the second bedroom offers ample space and versatility. Building amenities include a rooftop sun deck, bike room storage, and visitor parking, all within the security of solid concrete construction. Located in the heart of the Beltline district, you're steps away from the Bow River pathways, Sunalta and Kirby LRT stations, a few blocks to Bow River pathways 17th Avenue's eclectic shops and cafes, and the downtown core – all wrapped in architectural charm and sophisticated design.