

**308, 718 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291661**



**\$184,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	744 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 707
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Soaking Tub		

**Inclusions:** N/A

Opportunity is knocking! Calling all INVESTORS and those who desire a turn-key unit, stellar location at an affordable price. Access, minimal commuting along with significant amenities & services a few minutes walk away will be the lifestyle to enjoy. Established building "The Sandpiper" in a trendy area of the Beltline. Bike lane right out front door. Safeway, MEC, restaurants and unique shops, parks and services. Spacious OPEN layout offers one bedroom and one full bathroom. This 3rd floor unit has been lovingly maintained by the long term owners. Noteworthy updates include neutral paint, carpet, SS appliances, quartz countertops & washer/dryer. Balcony has downtown views perfect for deck chairs, bistro set, plants, BBQ, a book and relaxing. Exercise room with modern fitness equipment, change rooms, shower, sauna on main floor. Building has a newer roof and completed parkade repairs. Assigned Heated, Secure, Underground Parking stall. Pets are allowed. Call to view today.