

**206, 1315 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292769**



**\$295,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 715
<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>	Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Storage, Track Lighting		

**Inclusions:** Keys/fobs/remote for the condo building, unit, and parking.

Forget the noise of the city and step into this sun-drenched, south-facing retreat. Perfectly positioned on the quiet side of the building—and ELEVATED ON THE THIRD FLOOR —this 826 sq. ft. home offers the rare combination of urban energy and total tranquillity. The chef-inspired kitchen is the heart of the home, featuring premium granite countertops, a GAS RANGE, and a central social island made for entertaining. After dinner, cozy up by the gas fireplace or head out to your private south-facing 91 sq. ft. balcony (complete with a BBQ gas hookup) to soak up the sun. The “split-wing” floor plan ensures total privacy, with the primary suite featuring mirrored closets and boasting a spa-like soaker tub in the four-piece ensuite. The second bedroom offers easy access to a second bathroom with a sleek walk-in shower. In-suite laundry with ample storage completes the home. With titled underground parking and Walk & Bike Scores that put Calgary’s best eateries and the Bow River pathways at your doorstep! Come and see where inner-city convenience meets comfort and tranquillity with this outstanding Beltline opportunity.