

304, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2311004



\$165,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

***HOT NEW PRICE *** Welcome to this fantastic opportunity for first-time buyers or investors! Priced at just \$165,000, this affordable, well maintained one-bedroom, one-bathroom condo offers exceptional value with a low entry point into Calgary's real estate market. Freshly painted and move-in ready, this bright end unit enjoys extra natural light from its desirable west-facing exposure and features a full-length balcony to relax and unwind. Location is everything, and this property delivers! Situated just steps from the C-Train station, commuting is effortless with quick access to Downtown Calgary, 17th Avenue. Whether you're looking for a rental property or an affordable place to call home, this condo checks all the boxes. Inside, you'll appreciate the smart layout with ample storage throughout, including multiple closets, generous cabinet space, and a large, dedicated storage room. The unit also comes with an assigned parking stall and low condo fees, helping keep monthly expenses affordable. An excellent opportunity to own an affordable property in a convenient inner-city location with strong rental potential and long-term value!