

604, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2319301



\$250,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 542
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, No Smoking Home, Quartz Counters		

Inclusions: N/A

Exceptional value in the heart of the Beltline! This bright and spacious 2 bedroom condo offers over 800 sq. ft. of comfortable living space in one of Calgary's most walkable and vibrant neighbourhoods. Just steps from trendy restaurants, boutique shopping, cafes, and the energy of 17th Avenue, this location truly has it all. Inside, you'll find a thoughtfully updated interior featuring crisp white kitchen cabinetry, quartz countertops, stainless steel appliances, new paint, new flooring in the bedrooms, and a renovated bathroom. The functional layout includes two generously sized bedrooms and convenient in suite storage. Step outside to the impressive 34 foot south facing private balcony, the perfect place to relax, entertain, BBQ, and take in city views. Additional features include a secure covered assigned parking stall and the option to lease additional storage. Ideal for first time buyers, investors, or anyone seeking an urban lifestyle in a prime central location. Monthly rentals (30 days or more) are permitted and all furniture is negotiable offering excellent flexibility and investment potential as an executive rental. Don't miss this opportunity, book your private showing today!