

303, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2331009



\$299,900

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

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

Inclusions: None

Step inside this Stunning CORNER UNIT 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, Grand Crown Moulding, and 9 Ft Ceilings, creating a Sophisticated and Spacious living environment. Expansive Arched Windows fill the Open-Concept Living Space with Natural Light, while French Doors lead to a Massive Private Corner Balcony—perfect for outdoor entertaining or enjoying City Views. The Elegant Kitchen showcases Maple Cabinetry, Centre Island, and Stainless Steel Appliances, seamlessly connecting to the Living Room featuring a Gas Fireplace with a Modern Storage Niche. The Primary Suite Includes a Luxurious Jacuzzi Tub and Custom Finishes, while the Second Bedroom is ideal for Guests or a Home Office. Enjoy the convenience of In-Suite Laundry. Building Amenities include a Rooftop Sun Deck, Bike Storage, Visitor Parking, and the Security of Solid Concrete Construction. Located in the Heart of the Beltline, you're steps to 17th Avenue Shopping & Dining, the Downtown Core, Bow River Pathways, Sunalta and Kirby LRT Stations, and are within close proximity to Foothills Medical Centre, SAIT, and the University of Calgary, making this an excellent choice for Professionals, Students, Healthcare Workers, or Investors.