606, 718 12 Avenue SW Calgary, Alberta

MLS # A2217705

\$239,900

		Division:	Beltline			
		Туре:	Residential/High Rise (5+ stories)			
		Style:	Apartment-Single Level Unit			
		Size:	828 sq.ft.	Age:	1980 (45 yrs old)	
		Beds:	2	Baths:	1	
		Garage:	Garage Door Opener, Heated Garage, Secured, Undergro			
		Lot Size:	-			
		Lot Feat:	Back Lane, Level			
Heating:	Boiler		Water:	-		
Floors:	Ceramic Tile, Laminate		Sewer:	-		
Roof:	-		Condo Fee	: \$ 775		
Basement:	-		LLD:	-		
Exterior:	Concrete		Zoning:	CC-X		
Foundation:	-		Utilities:	-		
Features:	No Animal Home, No Smoking Home, Sauna, See Remarks					
Inclusions:	3 sets of keys with fobs					

You can enjoy the view and the SUNSHINE all year round. 6th floor south exposed PREMIER LOCATION. Only ONE common wall allowing for a west kitchen window. Secure UNDERGROUND parking for year round comfort and convenience. Both suite and parking are a SHORT DISTANCE TO THE ELEVATORS (2). Counters are QUARTZ with undermount sinks. Laminate and tile flooring. INSUITE LAUNDRY. Secure BIKE storage. Exercise gym with sauna with 3 piece bathrooms. Heat, water and sewer are included. Balcony is LARGER than most at 30 ft. (end unit). Central TRENDY location near to many amenities with bike lanes out front. BUS stop also right out front. C-TRAIN a short 8 minute walk away.