211, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2219844

$247,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	867 sq.ft.
Age:	1978 (47 yrs old)
Beds:	2
Baths:	1
Garage:	Assigned, Parkade, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 556
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MHX
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Attention investors, couples or singles! Discover exceptional Value in this bright 2 bedroom, 1 bathroom corner unit located in the heart of Calgary vibrant beltline community! Step from the river, downtown core and trendy 17th Ave. This location is ideal for those who love being close to the city’s energy and amenities! Enjoy stylish laminate flooring throughout, a neutral colour palette and plenty of natural light through large windows and balcony doors. The timeless white kitchen features stone countertops, classic subway tile backsplash and you’ll appreciate a generously sized storage room. This secure building has an elegant lobby and also includes an assigned parking stall in the parkade. Whether your first time buyer, downsizing or looking for a smart investment this is a fantastic opportunity you won’t want to miss! Book your showing today!