205, 718 12 Avenue SW
Calgary, Alberta

MLS # A2192843

$249,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	835 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	2	**Baths:**	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 784
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-X
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	na

EXCEPTIONAL Downtown Living in the Heart of Calgary’s City Centre! Discover a perfect starter home, downsizing opportunity, or investment property in the vibrant downtown community of Beltline. This bright and spacious 835sqf unit boasts an open layout, newer vinyl flooring installed with soundproofing technology and fresh paint throughout. Featuring 2 good sized bedrooms , 1 full bathroom, private south facing balcony, and in-unit laundry and storage for added convenience. This concrete well-managed building offers communal rooftop patio , fitness center, sauna, secure bike storage, and heated underground parking. Located just steps from everything the Beltline has to offer, you'll love the easy access to public transportation, shopping, and a variety of dining options within walking distance. Minutes to downtown, 17th Avenue, bike lane on 12th Avenue, Bow/Elbow River pathways, and close proximity to Central Memorial, Prince’s Island, & Lindsay Park. Only 1 block to a major grocery store and 10 minutes to Foothills Medical Centre. Whether you're biking, walking, or taking transit, this location offers everything you need to enjoy urban living at its finest. Book your viewing today!