

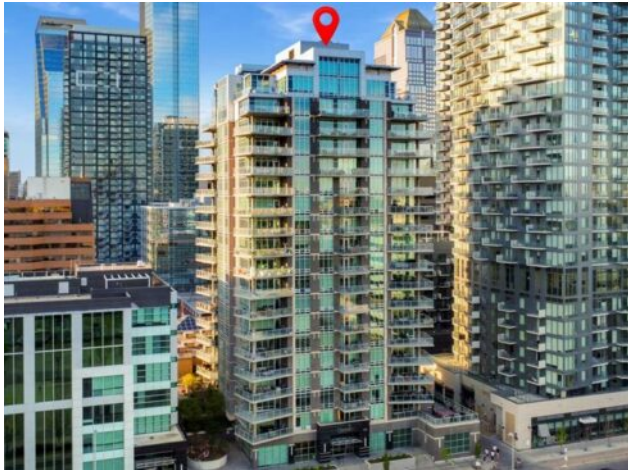


**GRASSROOTS**  
REALTY GROUP

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504, 530 12 Avenue SW  
Calgary, Alberta

MLS # A2219016



**\$549,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,134 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Walk-In Closet(s)		

**Inclusions:** Window Blinds

This bright and modern 2-bedroom, 2-bathroom corner unit on the 5th floor offers the perfect blend of style and city convenience. Located just steps from restaurants, shops, and the clinic, this spacious condo is ideal for individuals seeking a vibrant urban lifestyle. The sleek kitchen features contemporary cabinetry, quartz countertops, and a striking metal backsplash, opening into a sun-filled living area with hardwood floors and cozy carpeted bedrooms. Built-in ceiling and wall speakers throughout the unit &ndash; perfect for immersive sound and entertaining in style! Enjoy an oversized balcony (+300sq. ft. )with natural gas line perfect for relaxing or entertaining!!! Both bedrooms feature California Closets, with the primary offering a walk-in and private ensuite as well as in unit Laundry and storage room. Includes an oversized underground parking spot right next to the elevator, car wash station and underground titled storage unit. Building amenities include a full gym, guest suite, meeting room and concierge service in the elegant lobby.