



GRASSROOTS
REALTY GROUP

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203, 1717 12 Street SW
Calgary, Alberta

MLS # A2230542



\$189,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	490 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 442
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Furniture to stay: sofa, TV and TV console, desk and 2 chairs, 2 bar stools, bed, mattress, area rug, window coverings.

FULLY FURNISHED WEST FACING RENOVATED CONDO! Ideal for a furnished rental as all furniture included. CORNER UNIT. Spacious floorplan and big bright windows. Kitchen with stainless appliances and quartz counters with curved breakfast bar. Bathroom with plenty of storage and beautiful tile details. Spacious bedroom with double closet and storage room with in-suite laundry! Careful planned, this floorplan is thoughtful, functional and comfortable. Pets permitted. This unit does not come with assigned parking but there is lots of street parking available, no permit or time limit required. Steps away from everything 17th ave has to offer! Building is in incredible shape with a brand new roof and structure (2023) and waterproofing (2025).