

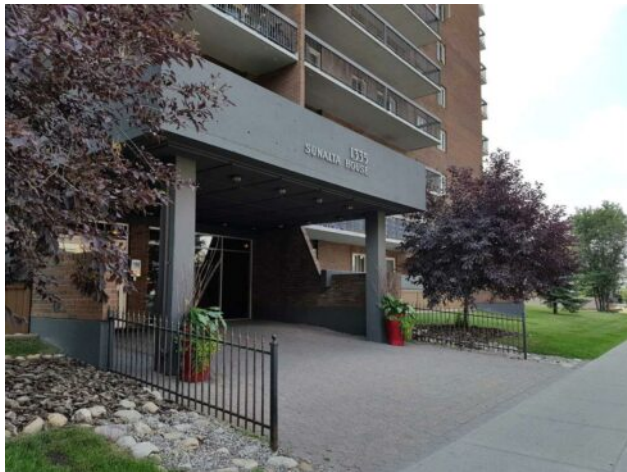


GRASSROOTS
REALTY GROUP

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501, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2235460



\$248,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Electric Gate, Gated, Guest, Parkade, Plug-In, Secured, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Storage		

Inclusions: none

Walking distance to Downtown, C-train station, supermarkets - Coop & Safeway. New L.E.D. ceiling light fixtures. upgraded quartz kitchen counter top, Bright sunny, no pet, non smoking suite with washer & dryer. West facing balcony provides a lot of natural sun light shine in the living room. Secured and covered parking lot with security cameras. There is in-suite laundry in addition to the common coin-laundry in the basement. Pets are allowed with board approval. Additional storage space available for rent from condo manager.