



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

601, 735 12 Avenue SW  
Calgary, Alberta

MLS # A2238122



**\$199,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Level, Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 560
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

If you love chic and sophisticated living, this is the condo for you! Offering an open-concept layout with a rich, contemporary palette and warm hardwood flooring throughout, this unit checks all the boxes. The spacious living area easily accommodates formal dining or a stylish home office setup. The kitchen is beautifully appointed with maple cabinetry, and the generous primary bedroom includes a private walk-in closet. You'll love the full-length, sunny south-facing balcony perfect for enjoying your morning coffee or evening wine. Additional features include insuite laundry hookups and storage, a separate storage locker (#29), and a secure heated underground parking stall (#8). Enjoy the perks of a locked bike room, complementary BBQ, and laundry hookups in the in suite storage room. Recent condo board updates include elevators, boiler system, and parking area. All utilities electricity, heat, and hot water are included in the condo fees. Located just minutes from downtown, a block from Safeway, and steps from 17th Ave, Starbucks, and 12th Ave amenities. It truly has it all! must to see, Call today!