



GRASSROOTS
REALTY GROUP

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804, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2238522



\$255,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Fully RENOVATED! NEW Appliances! Welcome to this 2-bedroom, 1-bath unit offering a bright, open layout and a warm, inviting atmosphere. The spacious living room is filled with natural light and opens onto a sunny south-facing balcony—perfect for your morning coffee or evening unwind. The stylish kitchen features fresh white cabinetry and brand-new stainless steel appliances, with a separate dining area ideal for entertaining. The large primary bedroom, second bedroom, and 4-piece bath complete this functional floor plan. This pet-friendly building includes an assigned covered parking spot and optional storage for a small fee. Located just steps to shopping, transit, trendy caf  s, and pubs—everything you need is right at your doorstep. Don't miss out—book your private showing today!