



GRASSROOTS
REALTY GROUP

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402, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2243963



\$240,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover this bright and inviting 770 sq ft, 4th-floor, south-facing apartment in the heart of Calgary's vibrant Beltline neighbourhood. Perfect for investors or first-time buyers, this 2-bedroom gem offers a fantastic opportunity to own in one of the city's most walkable and sought-after areas. The south-facing living room is flooded with natural light, creating a warm and welcoming atmosphere. Enjoy outdoor living on the expansive deck. Features include a galley kitchen, cozy dining room, and two spacious bedrooms, ideal for small families, roommates, or a home office. Ample storage space to keep your home organized and clutter-free. Steps away from trendy shops, cafes, restaurants, and entertainment, with easy access to downtown Calgary. Located in a highly walkable neighbourhood, close to public transit, parks, and all the amenities Beltline has to offer. This apartment is a great find, combining affordability, location, and lifestyle. Don't miss out on this incredible opportunity to own or invest in Calgary's dynamic Beltline community!