



GRASSROOTS
REALTY GROUP

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

508, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2249513



\$238,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 906
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	n/a
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**** New Flooring, Paint, Appliances, recently Renovated****Experience urban living at its finest in this beautifully updated 2-bedroom, 1-bathroom condo in the heart of Beltline. Boasting panoramic views of downtown, this unit features modern flooring upgrades, an oversized patio door leading to a spacious balcony, and stylish stainless steel appliances in the kitchen. Along with a titled underground parking stall that is heated and secured. Enjoy the convenience of in-suite laundry with a dedicated laundry room, and appreciate the open concept design that maximizes space and natural light. Located in one of Calgary’s most vibrant neighborhoods, you’ll be just steps from restaurants, shopping, transit, and nightlife. Don’t miss this opportunity