



GRASSROOTS
REALTY GROUP

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211, 1335 12 Avenue
Calgary, Alberta

MLS # A2258649



\$245,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	867 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Urban living meets unbeatable value in this bright 2 bedroom, 1 bathroom corner unit in the heart of Calgary's vibrant Beltline community! Step outside and your mere moments from the river pathways, the downtown core, and all the action of 17th Avenue, restaurants, cafe's, nightlife and shopping right at your doorstep! Inside enjoy sleek laminate flooring throughout, a crisp neutral colour palette and an abundance of natural light from large windows and balcony doors. The timeless white kitchen is finished with stone countertops and a classic subway tile backsplash, plus a generously sized in-suite storage room adds everyday convenience. This secure well maintained building offers an elegant lobby and includes an assigned covered parking stall in the parade. Whether you're a first time homebuyer, downsizing, or a savvy investor, this is a fantastic opportunity you wont want to miss, Book your showing today!