



**GRASSROOTS**  
REALTY GROUP

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207, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2265231



**\$190,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Rolled/Hot Mop
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 393

**LLD:** -

**Zoning:** CC-MHX

**Utilities:** -

**Inclusions:** none

Excellent one bedroom Beltline condo. Quiet concrete and brick building. Unit is well cared for and is in move in condition. Vinyl floor was replaced last year. Five appliance are included including stackable washer and dryer. Large balcony and covered and secure parkade. Stall 76 is permantely assigned to this unit.