



GRASSROOTS
REALTY GROUP

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404, 1027 12 Avenue SW
Calgary, Alberta

MLS # A2265869



\$184,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	476 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions:	Curtains
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Welcome to an exceptional opportunity for both first-time buyers and investors! Discover the perfect chance to turn rent payments into homeownership or expand your investment portfolio with this beautifully maintained top-floor condo, ideally located in the heart of Calgary's dynamic Beltline district. Enjoy the best of urban living, just a five-minute walk or bike ride from the trendy boutiques, cafés, and restaurants along lively 17th Ave SW. This bright and spacious one-bedroom home features an inviting open layout with plenty of room to relax and unwind. South-facing windows fill the space with natural light throughout the day, creating a warm and welcoming atmosphere. The bedroom offers comfort and functionality, complemented by excellent in-suite storage. Step outside through updated vinyl windows and patio doors onto your private balcony—perfect for soaking up sunny afternoons. With low condo fees, professional management, and a highly sought-after inner-city location, this property is ideal for young professionals, couples, or investors seeking a reliable rental opportunity in one of Calgary's most vibrant neighborhoods. Don't miss your chance to own this bright Beltline condo and experience the very best of downtown living!