

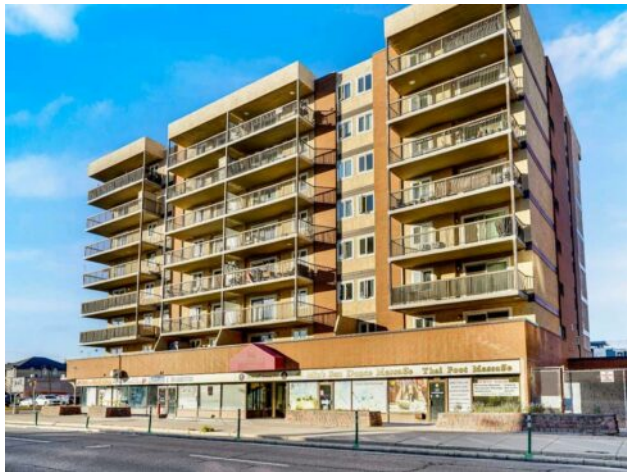


GRASSROOTS
REALTY GROUP

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305, 1334 12 Avenue SW
Calgary, Alberta

MLS # A2267099



\$189,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 907
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer,
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting		

Inclusions: N/A

Welcome to this well-maintained, spacious 2-bedroom condo offering 888 sq. ft. of comfortable urban living with titled underground parking stall. Perfectly located on the quiet 3rd floor of a solid, well-managed concrete building, this unit provides both convenience and tranquility right in Calgary's vibrant Beltline district. Step inside to discover a bright, open-concept layout with NEWER Vinyl Plank flooring throughout and updated maple cabinetry. The modern kitchen features a brand-new stove and a hood fan venting to the outside, and plenty of counter and storage space. Enjoy the large balcony (6' x 21') facing the peaceful back lane, open parking LOT — ideal for morning coffee or evening relaxation. Even better, all windows and the balcony door are scheduled to be upgraded soon, adding long-term value, energy efficiency and comfort. This unbeatable location offers everything at your doorstep — downtown offices, restaurants, shopping on trendy 17 Ave SW, buses, LRT stations, Safeway, and Co-op. Families will love the proximity to one of the city's top-ranked public school systems (K-12), all within walking distance. Don't miss this opportunity to own a bright, functional, and move-in-ready home in one of Calgary's most desirable urban neighborhoods! Current responsible tenants are in place and would love to stay, providing an excellent opportunity for investors seeking stable and growing rental income in a high-demand downtown location. Alternatively, buyers can choose to move in themselves and enjoy the downtown lifestyle this exceptional home offers.