



GRASSROOTS
REALTY GROUP

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306, 1026 12 Avenue SW
Calgary, Alberta

MLS # A2267535



\$239,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	708 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Storage		

Inclusions: N/A

CHARACTER HOME | GREAT LOCATION | TITLED UNDERGROUND PARKING | SUPERB VALUE | AIR CONDITIONING | GAS FIREPLACE | IN FLOOR HEATING! Discover Inner city value at its finest! Positioned conveniently in the Beltline, this awesome apartment is within 5-10 minutes of trendy restaurant's on 17th Ave, Fantastic River Walks & is Favourably close to LRT Transit. Whether you are a First Time Home Buyer, a Young Professional, an Investor, a Small Family or a Lone Wolf, this apartment can enhance/suit your lifestyle in many ways. Be endowed with an open concept style that allocates the full 707 sq ft of space accordingly & efficiently. There is a well equipped office/den that could also be utilized as a secondary bedroom/spare room (if it was needed). All Utilities (Gas, Heat, Water & Sewage) are included in the Condo Fees except Electricity, which helps offset some of the expense. Get comfortable this winter with a well equipped in-floor heating system + add an extra boost with the like new gas fireplace (rarely used). With this & A/C for the hot summers, you know you will have full reign of your climate control. The entire west side of the apartment is full of windows, which provides plenty of natural light. This unit comes with a titled underground parking stall & an assigned storage space that is fairly large. Its safe to say its easier to appreciate all this apartment has to offer in person. Come take a look!