

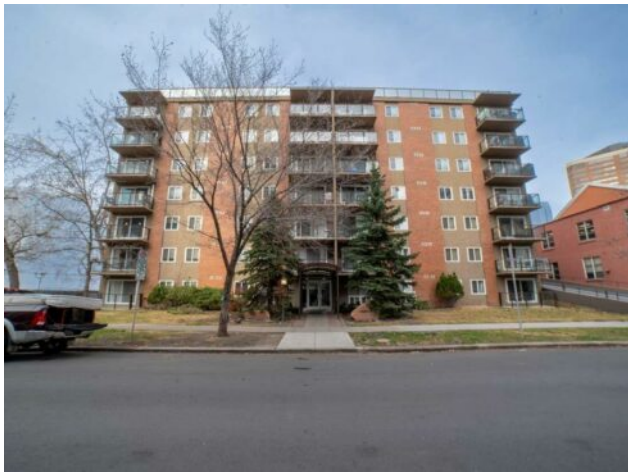


GRASSROOTS
REALTY GROUP

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404, 812 14 Avenue SW
Calgary, Alberta

MLS # A2270633



\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	749 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Covered, Off Street, Parkade, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to your fabulous home in the eighttwelve! A rare opportunity to live in the heart of the beltline and just steps away from the vibrant downtown. Exceptional 1 bd. + den unit with a full 4-piece bath and features an open style concept. Enjoy choice views across the city skyline from your north balcony off your spacious living room. The balcony has tile covering for a warmer, more comfortable experience. Fire up the barbecue and relax here for an early morning cup of java or an evening tall cool one, and take in the views. Step inside and feel right at home with the warm and cozy feel of the design. The kitchen features tasteful tile flooring, custom rich dark cabinetry, granite countertops, stylish backsplash, stainless steel appliances, and a raised breakfast bar. Ideal center point in your new home, as the kitchen is perfect to entertain in from as it overlooks the dining area and large living area. The living room is spacious, bright, and easy to work with to accommodate your tastes in furniture. The den located off your living room has a window and comes with a built-in Murphy bed. Yes, you can have guests over whenever you desire; no heavy sofa bed required! No need to clear off your desk either. The sleek design allows the computer to fold in when the bed choice is made! Great addition to this unit! Lots of cupboards and storage here. The primary bedroom is oversized and quite stylish, with plenty of room to relax. There is a large walk-in closet equipped with a large built-in chest of drawers. Did I mention the flooring? Hardwood throughout the primary bedroom, living room, dining room, and den areas. The rest is a more contemporary neutral sleek tile. The 4-piece bath has the same stylish tile on the floor and in the shower. The tub is an oversized soaker style tub - perfect to soak in after a long day! Walk into a dream laundry area by the entry and enjoy the

extra space for storage next to the washer/dryer. Some added features the unit has include larger windows, under-cabinet lighting in the kitchen, push-to-open cupboards, and custom Hunter Douglas blinds. The blinds in the living room are remote-controlled! The home comes with a titled parking stall and a titled storage locker. The parking space is nestled nicely between two parking posts for added vehicle security. The building offers a full gym equipped with a jukebox for a little added entertainment, a washroom located beside the gym, and a 3rd-floor common patio area. Head up to the rooftop patio and experience something so unique you will be completely amazed. At night, you can stargaze or watch the fireworks during the Stampede here. There are lounge chairs to chill in and captivating views from the whole rooftop area! Truly an amazing bonus to living in this building. Units in the eighttwelve do not come up very often, so don't let this opportunity to own this fabulous unit slip by. Steps from unique boutiques, grocery stores, parks, you name it. Concrete construction & pet friendly building