



**GRASSROOTS**  
REALTY GROUP

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**206, 718 12 Avenue SW  
Calgary, Alberta**

**MLS # A2278007**



**\$350,000**

**Division:** Beltline

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 827 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Assigned, Heated Garage, Parkade, Stall, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 774

**LLD:** -

**Zoning:** CC-X

**Utilities:** -

**Heating:** Baseboard

**Floors:** Carpet, Hardwood, Other

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete, Stucco

**Foundation:** -

**Features:** Open Floorplan, Storage

**Inclusions:** all window coverings

Welcome to The Sandpiper! This bright south facing 2 bedroom END UNIT has been updated throughout and features 2 balconies! From the updated kitchen (2021) with shaker style cabinets and stainless steel appliances to the newly installed engineered hardwood floors this home is not to be missed! The living room has a central floor to ceiling window with access to your large south facing covered balcony and from the dining room you have direct access to your 2nd private patio with over 400sqft and new compost decking, making it the perfect spot for entertaining - especially during stampede!! There are 2 generous sized bedrooms and renovated bath with walk-in shower. Insuite laundry room with storage and an assigned parking stall in the heated underground parkade complete this home. No gym membership needed, the Sandpiper has fitness facilities, sauna/steam room and bike storage. Centrally located and close to transit, restaurants and shops, this a great home for the 1st time buyer or investor.