

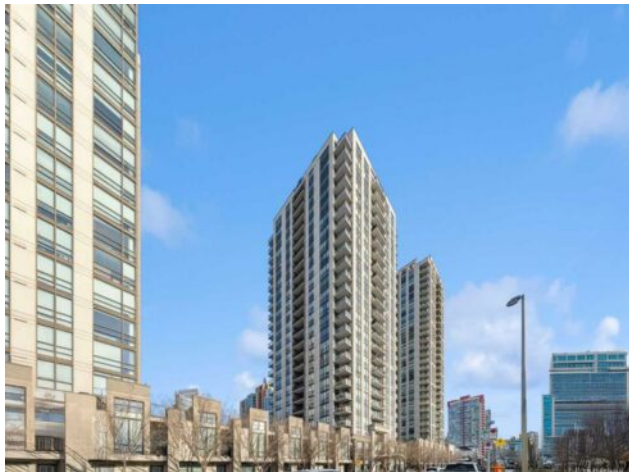


GRASSROOTS
REALTY GROUP

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605, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2281583



\$309,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

comfort, well-maintained air-conditioned 1-bedroom + den condo, located in the heart of Calgary's Beltline . An efficient open-concept layout seamlessly connects the kitchen, dining, and living areas. The U-shaped kitchen is equipped with a gas cooktop, oven, microwave hood fan, refrigerator, dishwasher, tiled backsplash, ample cabinetry, and a breakfast bar island. Sliding doors from the living room open onto a generously sized balcony. floor-to-ceiling windows complete the bright bedroom and living room. The den/storage provides excellent flexibility to set up an office. Refrigerator is brand new. The unit includes titled heated underground parking . Building amenities include full time concierge, bike storage room, guest suites, fitness room, party room, in building visitor parking.