



GRASSROOTS
REALTY GROUP

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**702, 1414 12 Street SW
Calgary, Alberta**

MLS # A2284613



\$224,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Chandelier, No Smoking Home, Open Floorplan		

Inclusions:	Furniture Negotiable
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Let's Break it Down - Chic & Stylish - Turn Key - Boutique Building - Corner Unit - Pets Ok - In Suite Laundry - Underground Secure Parking Stall - Bright Natural Light - Separate Large Storage Locker - Concrete Construction - Upscale Downtown Living - Incredible PROTECTED North & West Views including the Calgary Tower - Steps away from 17th Ave - Parks, Iconic Shops and Restaurants Nearby - No Post Tension Cables - Free Unlimited Street Parking!! Sip Champagne and Enjoy your Views with plenty of room to entertain and enjoy your new Downtown Life. This well maintained property boasts significant, recently completed building upgrades including NEW Triple Pane WINDOWS for maximum comfort and quiet. Pet Restrictions in Photos for your review, 3D tour & Exclusive Website for more information. Have you seen Terra Del Sol? Come and See How Fabulous it IS!