



205, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2298387



\$359,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 846
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Ceiling Fans, Gas BBQ

Welcome to unit #205 in The Monaco. This very well maintained 2 bedroom 2 bathroom + den unit is just under 1000 square feet and one the largest units in the building. Featuring a wide open living area anchored by a architectural surround mantled corner fireplace and french doors to the spacious balcony. The main areas are bright and have immaculate hardwood flooring and the entire unit is lightly lived in and well cared for. The open kitchen features a gas range, stainless steel appliances, ceramic tile flooring, ample cupboard space, separate pantry and granite counters with an eating island all over looking the main living and dining areas, perfect for entertaining. Adjacent to the dining area is the den/flex room - a great bonus space and can easily be used for a home office or work out area. Large primary bedroom has a 4 piece ensuite with a deep spa like jetted soaker tub and walk in closet with built-ins. Second bedroom is a nice size with a Juliet balcony and perfect for guests or roommate. Just off the kitchen is the additional 3 piece bathroom and separate laundry room with a stacked washer & dryer and additional storage space with shelving. The large 74 square foot balcony has a gas bbq and is an extension of the living area in seasonal weather, an excellent retreat. The Monaco is a low density full concrete building in a perfect central location close to all shopping, the Co-op Central Market, many interesting restaurants, pubs and within walking distance to energetic 17th Avenue and The Core. One titled parking stall completes the package - this unit is amazing value in the Beltline and ready for a new owner.