



**704, 718 12 Avenue SW
Calgary, Alberta**

MLS # A2299180



\$184,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 800
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: N/A

Welcome to The Sandpiper, an established and vibrant high-rise located in the heart of Calgary's Beltline. This 7th-floor corner unit perfectly captures the energy of inner-city living, offering a sophisticated retreat for urban professionals, first-time buyers, or savvy investors. Step into a bright, open-concept floor plan featuring brand-new carpet and a layout designed for maximum flexibility. The secondary bedroom is a true highlight, featuring elegant French doors that allow it to function seamlessly as a professional home office, a quiet den, or a guest room. The primary bedroom is a generous sanctuary, and the well-appointed bathroom provides a clean, modern aesthetic. Large windows throughout the unit frame impressive views of the Calgary skyline, ensuring your living space is always filled with natural light.. Residents of The Sandpiper enjoy a suite of convenient on-site amenities, including: Fitness Centre: Stay active without leaving the building. Sauna: The perfect way to unwind after a long day. Secure Parking: Titled/assigned heated underground parking. Bike Storage: Located right on the 12th Avenue cycle track for easy commuting. Located at 718 12 Ave SW, you are steps away from the best Calgary has to offer: Walkability: With a Walk Score of 90+, you're minutes from Safeway, MEC, and the trendy shops of 17th Avenue. Dining & Nightlife: Enjoy local favorites like The Beltliner, Model Milk, and Analog Coffee just blocks away. Parks & Culture: Short stroll to the historic Central Memorial Park, Barb Scott Park, and the nearby Beltline Aquatic & Fitness Centre. This 7th-floor gem offers the perfect balance of quiet residential comfort and immediate access to Calgary's most dynamic neighborhood. Contact your favorite Realtor to book a showing today!