



**GRASSROOTS**  
REALTY GROUP

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101, 1315 12 Avenue SW  
Calgary, Alberta

MLS # A2118197



**\$339,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	High-Rise (5+)		
Size:	896 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

THIS IS A 2nd Floor UNIT! Experience the epitome of luxury living at The Monaco, an exquisite Mediterranean-inspired edifice. This 2-bedroom, 2-bathroom unit boasts a generous layout flooded with natural light. Revel in its contemporary design featuring In-suite Laundry, gleaming Hardwood floors, ceramic tile, and top-of-the-line stainless steel appliances including a Gas Range. Indulge in the comforts of a Jet Tub, a convenient Breakfast bar, and the elegance of Nine-foot ceilings and crown moldings. Entertain effortlessly with a gas Fireplace, BBQ gas hook-up, and revel in the pi&egrave;ce de r&eacute;sistance - your very own private oasis awaits on the expansive 227 sq. ft. WRAP AROUND BALCONY, offering breathtaking downtown views. Alternatively, unwind on the rooftop patio, soaking in the ambiance of the surroundings. Nestled in the heart of convenience, The Monaco offers unparalleled access to the bustling Downtown core, just a 5-minute stroll to the Sunalta LRT Station and trendy 17th Ave, where an array of shops, restaurants, and amenities await. And to complete this luxurious package, enjoy the convenience of a titled heated parking stall, ensuring your every need is met. Newer Dishwasher. Microwave new July 2024. A maximum of two (2) of these pets in any combination?Small dogs (20lbs maximum adult weight)?Cats,rabbits, guinea pigs, hamster, gerbils?Birds(maximum 2 birds, if large)?Small fish, limited to one 10-gallon tank, or 5 bowls.