



**GRASSROOTS**  
REALTY GROUP

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602, 1315 12 Avenue SW  
Calgary, Alberta

MLS # A2125989



**\$449,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,109 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 924
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Storage		

Inclusions: N/A

**MUST SEE PENTHOUSE.** This unit must be seen to be appreciated. The massive terrace wraps around the the NW corner to allow downtown views and take advantage of the sunshine for most of the day, making it perfect for hosting large gatherings. The open concept layout allows for multiple layouts with the kitchen focusing on the central living area and the 9ft ceilings provide a feeling of luxury that isn't seen in newly constructed condos. The layout is ideal for having a roommate. The primary bedroom has a full 5-piece ensuite and walk-in closet. The other bedroom is located on the opposite side and located directly beside the 4-piece main bathroom. Insuite laundry, one underground parking spot, plenty of storage space in the unit and... OH! Did I mention the unreal balcony? All of this located in the increasingly desirable Beltline with quick access to 17th, Mission, the downtown core and the Bow River pathway system. Short-term rentals under 30 days are not permitted. However, the building allows for two pets and does not have a restriction on size. Make the most out of condo living with a penthouse of your own and book a showing today!