



208, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2136883

\$289,900



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	694 sq.ft.	Age:	2000 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: No chattles are being sold, the seller is not responsible for the removal from the property of chattles thereon

Welcome home to your urban oasis at The Monoco! Offering maintenance free living with a Roof top Patio, this sophisticated 1 bedroom plus Den condo contains over 690 sq ft of modern design. Features include a maple kitchen cupboards with undermount lighting, and a centre island plus a relaxing Gas fireplace with mantle in the living room, with stylish French doors providing access to your sunny East facing balcony. With 9ft ceilings, wide plank laminate floors, tile throughout and carpet in the bedroom, a ton of natural light accentuates your living spaces, including the primary suite with large dual arched windows. Completing this unit is an Office and ensuite laundry, as well as 1 Titled, Heated Underground Parking Stall and a Bike Storage room. This chic condo is close to trendy 17th Avenue, with nightlife, dining, pubs, and many other unique shopping experiences. Purchase this sophisticated condo in a well-maintained building, which offers unsurpassable Inner City Living.