



408, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2139550



\$315,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	690 sq.ft.	Age:	2000 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	N/A		

Location! Best #1 community 2018 by Avenue Magazine in Calgary in the ideal urban location. Rare to find this amazing executive ONE BEDROOM plus Den with downtown views in a prime location. Large open layout with multiple upgrades throughout. Ceramic floor in the Entrance & Kitchen, outstanding kitchen with Maple Cabinet, granite countertops, tile backsplash, all stainless steel appliances & under cabinet lighting. Engineered Hardwood floors throughout the living room with a corner gas fireplace. 9-foot ceilings, arched walls with sculpted ceilings that enhance the beauty of this corner unit. Large master suite with brand new vinyl plank flooring and transom windows. The den is a good size and perfect for a home office. The bathroom includes a jetted tub & upgraded tiles. In-suite laundry with lots of storage. Balcony with gas BBQ hook-up! New painting! 1 underground heated parking, Bike room storage, secure concrete building, roof-top patio! Suitable for primary resident or investment purposes! This unit is professionally cleaned and move-in ready! Don't miss this gem! Call today before it's gone!