



102, 1717 12 Street SW
Calgary, Alberta

MLS # A2139814



\$200,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	493 sq.ft.	Age:	1965 (59 yrs old)
Beds:	1	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Discover this beautiful condo in an incredible location just steps from 17th Ave, where fantastic restaurants and cozy cafes are only minutes away. This east-facing unit offers a lovely view of trees right outside your window. Up to 2 pets are allowed with a 25 lb limit, and larger dogs may be permitted with consent. The updated unit features an eat-in kitchen with a large island, perfect for the cook. The expansive living room boasts a large window, bringing in plenty of natural light. Modern finishes throughout the home create a chic and inviting atmosphere. The bedroom easily fits a queen-sized bed and includes a large walk with a stacked washer and dryer, providing extra storage space. There's also a common laundry room for washing bulky items. This quiet building is well-managed and has a brand-new roof (2024). Ideally situated in the heart of Lower Mount Royal, this gem of a property offers a unique opportunity for comfortable and convenient living. Don't miss out on this exceptional home!