



**1607, 788 12 Avenue SW
Calgary, Alberta**

MLS # A2140127



\$427,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	800 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: N/A

Discover the allure of this exquisite 16th floor condo situated in the vibrant heart of Calgary's Beltline. Boasting unobstructed panoramic downtown views, this stunning open-concept 2-bedroom, 2-bathroom unit is ideal for both entertaining and balancing your personal and professional life. Commute by bike or on foot, shop for groceries just half a block away, and enjoy the extensive amenities the downtown area has to offer. Within walking distance, you'll find a variety of neighborhood pubs, lounges, coffee shops, and restaurants. The stylish and practical living area features 9 ft ceilings, central air conditioning, and two generously sized bedrooms with floor-to-ceiling windows and ample closet space. The primary bedroom includes dual walk-through closets and a 3-piece ensuite and a walk-in shower. The kitchen is thoughtfully designed for daily use and entertaining, opening seamlessly into the living and dining areas to create a welcoming atmosphere. It features granite countertops, stainless steel appliances, and a breakfast bar for additional seating. A spacious laundry room offers ample in-unit storage. This unit also includes one titled underground heated parking stall and an assigned storage locker. The pet-friendly building is well-managed and features an on-site concierge, a car wash bay, and some of the city's most reasonable condo fees. Experience the best of inner-city living!