



GRASSROOTS
REALTY GROUP

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501, 788 12 Avenue SW
Calgary, Alberta

MLS # A2145274



\$328,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	636 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan		

Inclusions: N/A

Please use buzzer 7700. The stunning 9-foot floor-to-ceiling windows and impressive patio provide captivating views. In the sleek kitchen, you'll find distinctive bamboo cabinets, modern tiles, and stainless-steel appliances, exuding sophistication. The intelligently designed layout features a workstation for enhanced productivity. Added conveniences include central air-conditioning, newly installed in-suite laundry, and ample storage space. The opulent washroom extends the theme of bamboo and tile. Furthermore, enjoy the convenience of heated underground parking, visitor parking, and a car wash bay. This unit also comes with an extra storage locker on the second level for your belongings. Trendy cafes, dining spots, and boutique shops are conveniently nearby. With an unbeatable location, residents can walk to downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. Recent upgrade including: carpet, paint, washer & dryer