



**203, 1027 12 Avenue SW  
Calgary, Alberta**

**MLS # A2149608**



**\$204,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	476 sq.ft.	<b>Age:</b>	1961 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, See Remarks, Wood Frame	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** none

Renovated 1 bedroom unit , it featured an open floor plan with dark espresso kitchen cabinet and a spacious living room , the whole flooring was just replaced with new luxury vinyl plank, there is also a renovated bath room, and a storage . freshly painted . there is also a common area parking at the back of the building. Walk to c-train and co op . This unit has the land value of \$ 130,000 + based on unit factors of this building complex. This is an excellent long term investment due to the land value , the location and the condition . Do not miss this !