



**304, 1414 12 Street SW
Calgary, Alberta**

MLS # A2149842



\$235,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	667 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel, Membrane	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Tile Counters		

Inclusions: None

Welcome to this bright open concept one bedroom apartment in a very well managed building. Excellent location in Beltline, with numerous coffee shops and bars all around and close to shopping district on 17 Avenue. This unit has a new dishwasher, new washer/dryer combo tower, new luxury vinyl planks and paint. It also comes with a heated underground parking stall and a storage locker. Enjoy your morning coffee and breakfast or a quiet evening supper on a South facing balcony. Come and see for yourself!