



201, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2151956



\$349,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	891 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Mixed	Condo Fee:	\$ 728
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Chandelier, Crown Molding, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Contemporary elegance defines this 2 bedroom, 2 bathroom, corner unit home in the prestigious "Monaco" building in the heart of Calgary's Beltline district where architectural archways meet fresh, clean lines, spacious square footage, and underground parking. With a cozy gas fireplace, beautiful dining space, and 2 private in-suite patios, this home has much more to offer than the average downtown condo. As you enter the unit, you're greeted by timeless archways, updated designer lighting, a fresh coat of paint in trendy "White Dove", hardwood floors, and an open concept layout with perfectly sized spaces which was thoughtfully designed for functional living. The kitchen boasts a center island with bar seating, shaker style cabinets with updated hardware, a gas stove, and stainless steel appliances. The kitchen opens easily into the dining room with a luxurious candelabra overhead and the living room just beyond. The centerpiece of the spacious neighboring living room is the gas fireplace, a rare feature in condo living which allows you to stay cozy and warm all winter long. Surrounded by arched windows, accents, and sliding glass doors detailed with contemporary archways, the living room is an architectural masterpiece which is flooded with natural light that's sure to wow your guests. Through the living room doors are a spacious, rounded patio overlooking the city, great for enjoying a glass of wine at the end of a long day. The two bedrooms and bathrooms in this home are conveniently located on opposite ends of the unit from one another allowing ample privacy. The primary retreat features its own 3 piece bathroom with a large soaker tub, as well as French patio doors which open to its own private balcony, perfect for allowing air flow into the unit. The

additional bedroom offers light through the east facing window, a Murphy bed, and full 3 piece bathroom just outside the door. Other features of this home include a large in-suite laundry room with space for added storage systems, 2 entryway closets for storage, building bike storage, underground parking for visitors, and a stunning rooftop patio. Enjoy your titled underground heated parking stall in this well managed building which is currently undergoing gorgeous cosmetic upgrades for the new owner to enjoy including exterior landscaping with new greenery at the entryway, a fresh paint job throughout the lobby, hallways, and doors. This location in the coveted Beltline district ensures that you’re easily walkable to the downtown core, LRT, and all of the amenities offered by trendy 17th Avenue including groceries and endless options for high end restaurants, pubs, patios, people watching, and boutique shopping. Murphy bed is 2nd bedroom is included.