



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

304, 1414 12 Street SW  
Calgary, Alberta

MLS # A2206501



**\$217,500**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	1981 (44 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 corner unit 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, SW. The recent renovations include dishwasher, washer/dryer combo tower, luxury vinyl planks, bathtub reglazing, toilet and paint. Plus, the building got a new look with a recently completed windows replacement project. Now you can enjoy a better thermal protection and efficient sound attenuation all throughout the apartment with these newly installed triple glaze windows advanced system. This unit comes with a heated underground parking stall and 2 storage lockers. Enjoy your morning coffee and breakfast or a quiet evening supper on a South facing balcony with some City views. Come and see for yourself!