



**GRASSROOTS**  
REALTY GROUP

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703, 735 12 Avenue SW  
Calgary, Alberta

MLS # A2208638



**\$250,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	735 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Storage		

Inclusions:	na
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Stop your search for a 2 bedroom 1 bath, heated underground parking Beltline apartment, THIS IS THE ONE! Amazing corner unit with in suite laundry and shared laundry on the same floor. Large windows flood the unit with natural light and a MASSIVE balcony to enjoy your downtown views. There is also a second sliding balcony door in the primary bedroom so you can enjoy your morning coffee. Just a few minutes away you will find restaurants Grocery stores, bike lanes and walking paths. Book your showing today!