

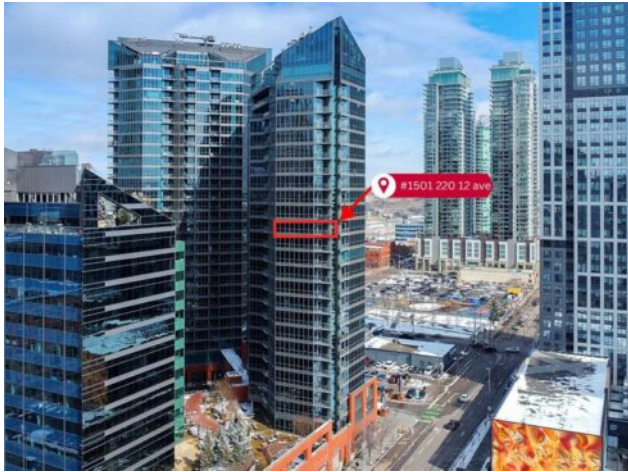


GRASSROOTS
REALTY GROUP

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1501, 220 12 Avenue SE
Calgary, Alberta

MLS # A2209208



\$399,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

Experience elevated living in this stunning 15th floor corner unit, featuring 2 bedrooms, 2 bathrooms, and sweeping southwest-facing mountain views. With floor-to-ceiling windows, an open layout, and a private balcony, this home offers the perfect blend of luxury, light, and breathtaking scenery. The spacious, sun-drenched living area is the heart of the home, with panoramic views stretching to the Rockies and beyond. Whether you're relaxing or entertaining, the southwest exposure fills the space with natural light and showcases stunning sunsets year-round. The modern kitchen is designed to impress, complete with sleek cabinetry, granite countertops, full sized stainless steel appliances, and a large island with seating. It flows effortlessly into the dining and living areas, creating an open, social space perfect for daily living or hosting friends. The primary bedroom is a peaceful retreat, offering beautiful views, a walk-through closet, and a stylish ensuite with tub/shower combo. The second bedroom is generously sized and located across from the second full bathroom—ideal for guests, roommates, or a home office. Step out onto the private SW-facing balcony to enjoy your morning coffee or an evening glass of wine while soaking in the views of the city skyline and majestic Rockies. Located in a sought-after high-rise with premium amenities such as secure entry, underground parking, fitness center, and more, this home is just steps from shopping, restaurants, parks, and transit.