

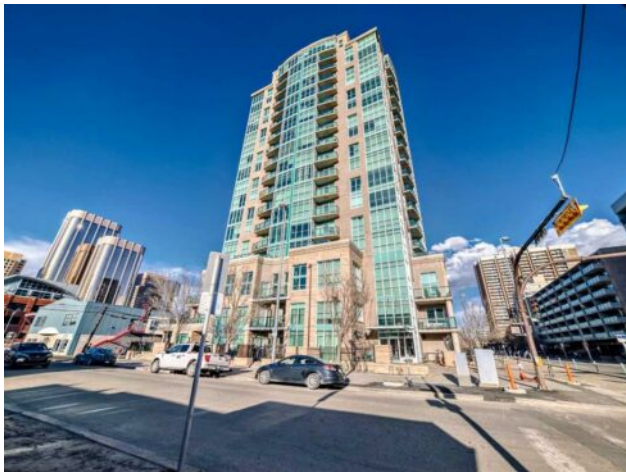


**GRASSROOTS**  
REALTY GROUP

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1103, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2210517



**\$489,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,083 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Welcome to this spacious 2 bedroom, 2 bathroom + den, corner unit with 1,082 square feet of living space! Perfectly perched in a prime southwest location &mdash; offering incredible views! From the moment you step inside, you will love the bright, open-concept layout. The kitchen is a true heart-of-the-home space, featuring beautiful granite countertops, a handy eating bar, and plenty of storage for all your cooking essentials. The dining area is ready for cozy dinners or lively brunches with friends, and the sunny living room is the perfect spot to relax and soak in those gorgeous southwest views. The primary bedroom is a dream &mdash; bright and airy with wraparound windows showcasing city views, a walk-in closet with built ins, , and its own private 3-piece ensuite. The second bedroom is equally inviting, bathed in natural light from its large windows. Need a work-from-home space or quiet reading room? There's even a separate den just waiting for your personal touch. Add to that a spacious in-suite laundry/storage room, air conditioning, titled underground parking (with a convenient car wash bay!), an assigned storage locker, visitor parking, and a friendly concierge service to welcome you home. All of this in a location that simply can't be beat &mdash; right in the heart of the Beltline! You are steps away from trendy restaurants, cozy cafes, vibrant nightlife, shopping galore, and only half a block from Safeway for all your everyday essentials. This one checks all the boxes &mdash; come see for yourself, this could be the one! Call today to book your private showing &mdash; you're going to love it here!