



THE
A-TEAM

**RE/MAX
FIRST**

788 12 Avenue #1804, Calgary T3H 0S2

MLS® #: **A2116693**

Area: **Beltline**

Listing Date: **04/08/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,891**
Low Sqft:
Ttl Sqft: **1,891**

Access:
Lot Feat:
Park Feat:

Parkade,Titled,Underground

DOM

41

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stone**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`10" x 5`9"	3pc Ensuite bath	Main	5`5" x 8`0"
4pc Ensuite bath	Main	8`2" x 8`4"	5pc Ensuite bath	Suite	8`10" x 9`11"
Bedroom	Main	17`0" x 17`1"	Bedroom	Main	16`7" x 17`6"
Den	Main	6`10" x 5`3"	Dining Room	Main	8`2" x 19`10"
Kitchen	Main	13`10" x 8`7"	Laundry	Main	6`5" x 9`11"
Living Room	Main	12`7" x 20`3"	Bedroom - Primary	Main	14`2" x 12`7"
Storage	Main	4`8" x 6`9"	Walk-In Closet	Main	7`7" x 9`11"

Legal/Tax/Financial

Condo Fee:
\$1,304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0910813**

Remarks

Pub Rmks: **Introducing a luxury condo in heart of Beltline! Discover the pinnacle of urban living in this magnificent top-floor apartment. Perched high above the cityscape, this residence offers unparalleled luxury and breathtaking views. Step into a thoughtfully designed floor plan that maximizes space and natural light, creating an inviting and airy atmosphere. With a luxury hardwood flooring, this apartment exudes timeless elegance and sophistication. Each bedroom boasts its own en-suite bathroom, providing comfort and convenience for you and your guests. Each bathroom has heated floor providing warmth and coziness underfoot during the cooler months. During the summer season, Stay cool and comfortable year-round with central cooling, ensuring a perfect climate. With motorized window coverings, Effortlessly control natural light and privacy with motorized window coverings, adding convenience and sophistication to your living space. The heart of the home, you will find perfect kitchen space including a built-in oven and gas cooktop, perfect for culinary enthusiasts and entertaining guests. Step out onto your own private balcony and soak in panoramic vistas of the city skyline, providing the perfect setting for relaxation or entertaining guests. Two titled parking spaces in the secure underground garage, ensuring ample parking for residents and guests. With a perfect location, easy to access to downtown, grocery shopping, major buildings, and the park. Walking distance to LRT! Enjoy the utmost privacy and tranquility as you elevate your living experience above the bustling city streets. Book your private showing and come see this perfect condo for your urban living!**

Inclusions:
Property Listed By: **Motorized window Converings
Royal LePage Mission Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











