



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1335 12 Avenue #907, Calgary T3C3P7**

MLS® #: **A2117597**

Area: **Beltline**

Listing Date: **03/26/24**

List Price: **\$259,000**

Status: **Pending**

County: **Calgary**

Change: **+\$3k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **588**  
Low Sqft:  
Ttl Sqft: **588**

DOM

**54**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete**  
Flooring: **Tile,Wood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 12`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 7`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 16`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`4" x 7`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$373**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-MHX**

Legal Desc: **9510843**

Remarks

Pub Rmks:	<b>Nestled in the vibrant heart of Beltline, this exquisite top floor unit exudes contemporary charm and elegance. The impeccably designed kitchen showcases sleek corian countertops, a stylish subway tile backsplash, white cabinetry, stainless steel appliances, and generous counter and cupboard space. The expansive living area beckons with its large glass patio doors, opening onto a secluded, North-facing balcony offering unparalleled views of Downtown Calgary. The oversized master retreat boasts built-in closets, catering effortlessly to the discerning fashion enthusiast, while the 4-piece bathroom presents a soaker tub, a striking bowl-style sink, and a built-in heat lamp. Adding to the allure are the grandfathered in-suite laundry, convenient in-suite storage, and secure underground parking. Embracing a coveted locale, this unit offers walking proximity to schools, parks, shopping, dining, and entertainment venues, as well as easy access to public transit. Discover modern urban living at its finest.</b>
Inclusions: Property Listed By:	<b>Dishwasher, electric stove, dryer, washer, window coverings, refrigerator, microwave hood fan Century 21 Bravo Realty</b>

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







