



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1118 12 Avenue #1102, Calgary T2R 0J7**

MLS® #: **A2119743**

Area: **Beltline**

Listing Date: **04/03/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **17,039 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **819**  
Low Sqft:  
Ttl Sqft: **819**

DOM

**46**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Fan Coil,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,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>Living Room</b>	<b>Main</b>	<b>14`8" x 14`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`8" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 8`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`8" x 4`4"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>Foyer</b>	<b>Main</b>	<b>8`8" x 4`2"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$645**

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

Zoning:  
**CC-X**

Legal Desc: **0814769**

Remarks

Pub Rmks: **Fabulous contemporary 2 bedroom, 2 bath inner city condo. 9' ceilings, hardwood and tile floors, sleek quartz countertops, stainless appliance package with gas cook top. Very open floor plan featuring a huge island with breakfast bar in the kitchen, master bedroom with walk-in closet and luxurious 4 piece ensuite. Northwest balcony with river valley and downtown skyline views. Amazing amenities, 24 hour concierge, fully equipped gym and yoga studio, party room, guest suites and much more. Close to 17th Ave shops and restaurants and walking distance to downtown.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

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







