



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1011 12 Avenue #506, Calgary T2R 0J5**

MLS®#: **A2121578**

Area: **Beltline**

Listing Date: **04/10/24**

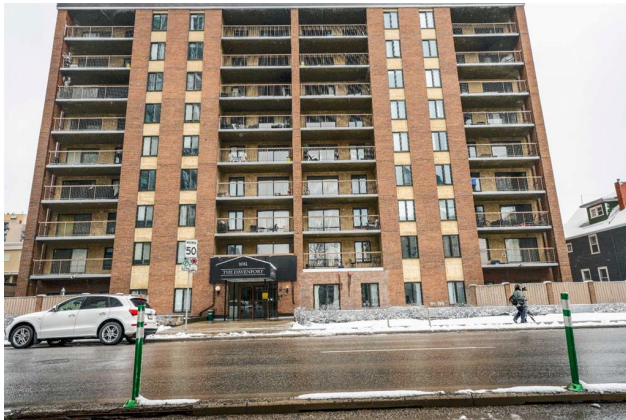
List Price: **\$314,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **812**  
Low Sqft:  
Ttl Sqft: **812**

DOM

**39**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Granite Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 9`11"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`2" x 10`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`3" x 5`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>19`2" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`1" x 9`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$585**

Title:  
**Fee Simple**

Zoning:  
**CC-MHX**

Fee Freq:  
**Monthly**

Legal Desc: **9012552**

Remarks

Pub Rmks: **PRICE IMPROVED! Amazing opportunity for Investors & First-Time buyers. Located centrally in a preferred area of the Beltline, conveniently close to 17th Ave. and downtown. This roomy and bright 5th floor, 2 bedroom, 1 bathroom condo, with tile and laminate flooring throughout, has plenty to offer. The primary bedroom is large enough to comfortably fit a king-size bed and dressers and has a built-in mirrored closet. The second bedroom is large enough to fit a queen-sized bed or for use as a den or office. Kitchen is nicely updated with granite counter tops, stainless steel appliances, newer cabinetry with soft closing doors, tile floors and plenty of storage space. The spacious living room is great as an entertainment area, has a separate dining space and leads to an oversized South facing balcony where you can enjoy a morning coffee or BBQ. To complete the unit there is an updated full bathroom and large storage room with in-suite laundry (European Washer/Dryer Combo) and an underground, assigned parking stall. Building amenities include a party/billiards room, gym with separate change rooms, bike storage and secured fob system and video surveillance. Windows were replaced in 2021. The Davenport is a clean, quiet, well managed, pet-friendly (with Board approval) building. Conveniently close to Safeway, Calgary Co-op, Community Natural Foods, Mountain Equipment Co-op, shopping, restaurants, coffee shops, bars, entertainment, schools, parks, bike paths and public transit. Don't miss out on this opportunity and schedule your private viewing today.**

Inclusions: **N/A**  
Property Listed By: **KIC Realty**

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





