



THE
A-TEAM

**RE/MAX
FIRST**

220 12 Avenue #1107, Calgary T2G 0R5

MLS® #: **A2125106**

Area: **Beltline**

Listing Date: **04/25/24**

List Price: **\$325,000**

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: **519**
Low Sqft:
Ttl Sqft: **519**

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Carpet,Ceramic Tile,Cork**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`10" x 8`8"	Laundry	Main	5`0" x 8`0"
Kitchen	Main	7`11" x 12`7"	Living Room	Main	8`11" x 12`2"
Bedroom - Primary	Main	9`11" x 9`11"	Dining Room	Main	9`3" x 12`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$504

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0915219

Remarks

Pub Rmks:

It's all about the views, location and plan. Just in time for Stampede season, welcome to the Alto plan. Located on the 11th floor with panoramic SE views, titled parking and walkable to everything and anything including Stampede Park! Enter into painted ceilings, chrome accents, a full appliance package, convenient laundry and storage room in-suite and a stylish 4-piece bath. Open from the front to the back of the unit with floor to ceiling windows breaths light into the entire home. Classic stone counters, an entertainment style kitchen and a plethora of cabinet and counter space engulf the kitchen. The rear lifestyle room has access to your private balcony to enjoy those spectacular fireworks shows with central AC to keep you cool and comfortable. Just off the lifestyle room is the primary bedroom with added storage and those amazing views. The desirable downtown building/location offers on site amenities such as; Sunterra Market, expansive fitness center, full-equipped owners lounge with TVs, kitchen, pool table, outdoor entertaining spaces, guests suites, bike storage, onsite manager and so much more! The location, plan, building amenities, style anyone could imagine all in time for the summer season!

Inclusions:

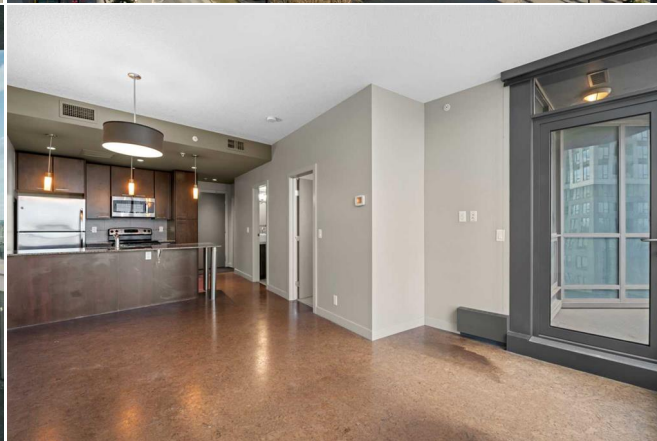
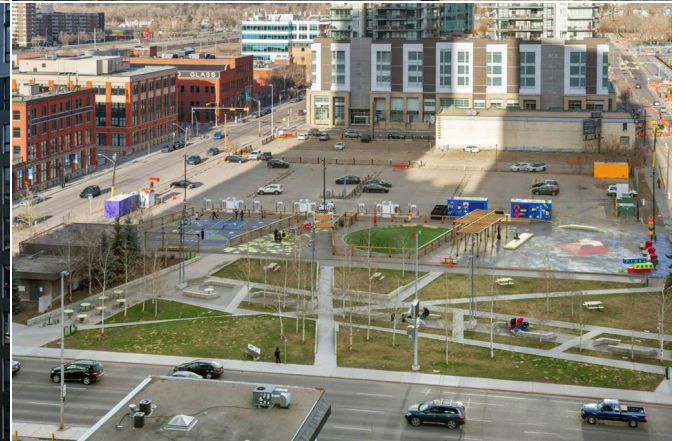
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Property Listed By:

RE/MAX First

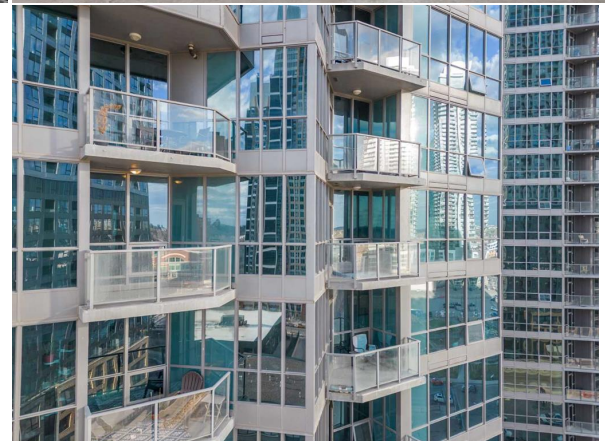
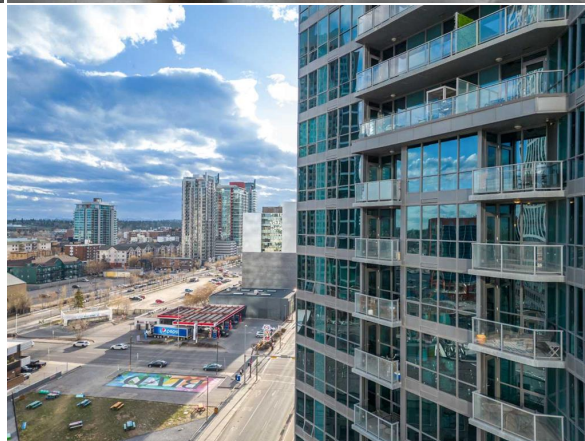
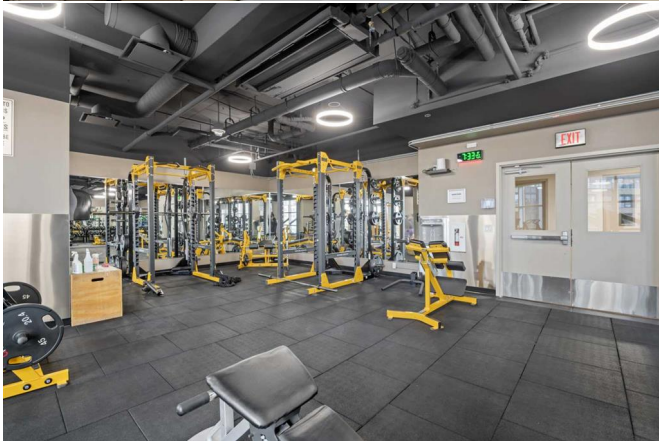
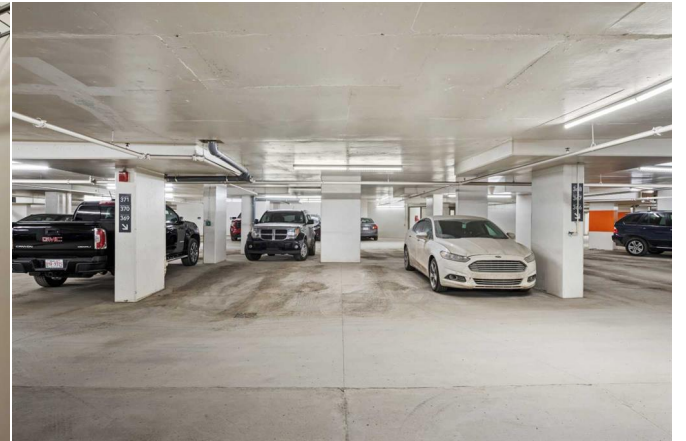
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

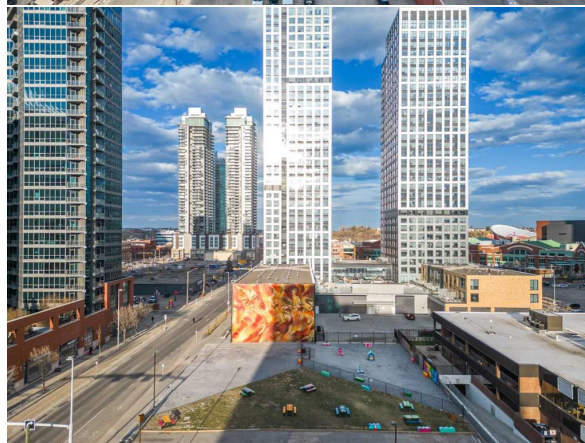
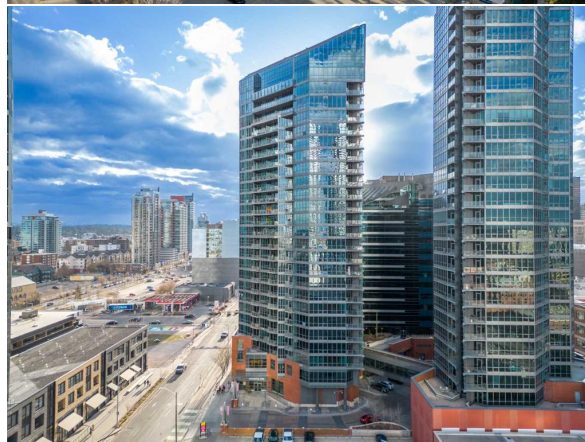
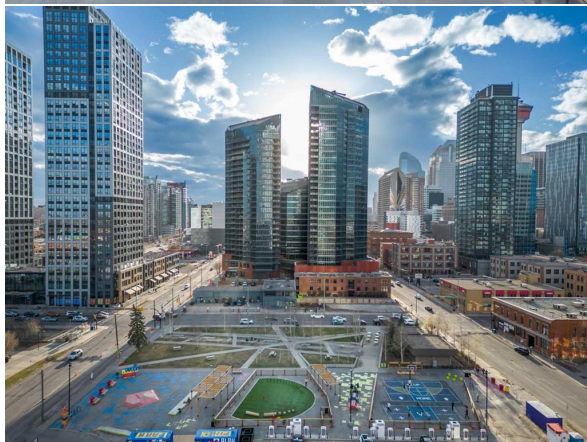
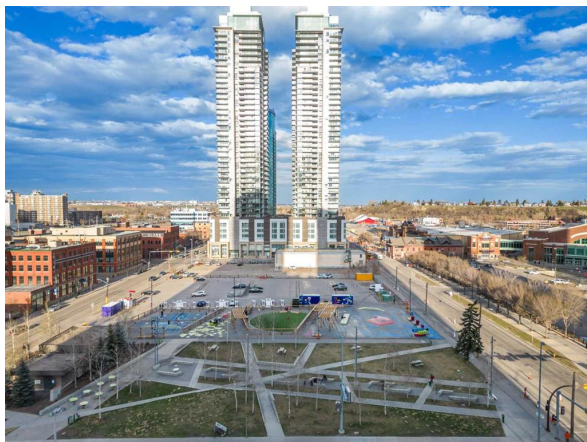












1107-220 12 Ave SE, Calgary, AB

Main Floor Interior Area 519.53 sq ft



PREPARED: 20240425

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.