



THE
A-TEAM

**RE/MAX
FIRST**

1315 12 Avenue #602, Calgary T3C 0P6

MLS® #: **A2125989**

Area: **Beltline**

Listing Date: **04/26/24**

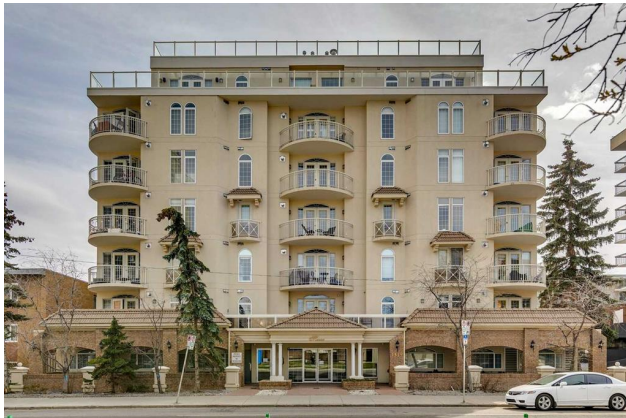
List Price: **\$449,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,109**
Low Sqft:
Ttl Sqft: **1,109**

DOM

23
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Radiant**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`0" x 9`9"	Living Room	Main	16`7" x 15`0"
Laundry	Main	8`8" x 5`5"	Balcony	Main	73`6" x 9`4"
Bedroom - Primary	Main	15`8" x 9`6"	Bedroom	Main	11`4" x 9`0"
5pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$924

Title:
Fee Simple

Zoning:
CC-MHX

Legal Desc:	0012878	Fee Freq: Monthly	Remarks
Pub Rmks:	MUST SEE PENTHOUSE. This unit must be seen to be appreciated. The massive terrace wraps around the the NW corner to allow downtown views and take advantage of the sunshine for most of the day, making it perfect for hosting large gatherings. The open concept layout allows for multiple layouts with the kitchen focusing on the central living area and the 9ft ceilings provide a feeling of luxury that isn't seen in newly constructed condos. The layout is ideal for having a roommate. The primary bedroom has a full 5-piece ensuite and walk-in closet. The other bedroom is located on the opposite side and located directly beside the 4-piece main bathroom. Insuite laundry, one underground parking spot, plenty of storage space in the unit and... OH! Did I mention the unreal balcony? All of this located in the increasingly desirable Beltline with quick access to 17th, Mission, the downtown core and the Bow River pathway system. Short-term rentals under 30 days are not permitted. However, the building allows for two pets and does not have a restriction on size. Make the most out of condo living with a penthouse of your own and book a showing today!		
Inclusions:	N/A		
Property Listed By:	Charles		

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







