



THE A-TEAM

RE/MAX FIRST

788 12 Avenue #704, Calgary T2R0H7

MLS®#: A2129789 Area: Beltline Listing 07/12/24 List Price: \$359,900
Status: Active County: Calgary Change: -\$10k, 22-Aug Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2009
Finished Floor Area
Abv Sqft: 663
Low Sqft:
Ttl Sqft: 663

DOM

66
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Access:
Lot Feat:
Park Feat: Heated Garage, Parkade, Titled, Underground

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard
Sewer:
Ext Feat: Balcony
Construction: Brick, Stone, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Breakfast Bar, Granite Counters, Recessed Lighting, Soaking Tub, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Entrance, Nook, 4pc Bathroom, Bedroom - Primary, Storage, Kitchen, Dining Room, Laundry, Walk-In Closet.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$470

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0910813**

Remarks

Pub Rmks: **BEAUTIFUL VIEWS OF THE ROCKY MOUNTAINS IN THIS SUPER CLEAN, SPACIOUS CONDO IN THE HEART OF DOWNTOWN. Many upgrades including granite counters, maple cabinetry, SS appliances, Ensuite laundry, good sized balcony facing west and 1 underground secure titled parkin as well as a storage locker. All of this in a well-managed concrete building constructed by Bucci Developments and the Xenex offers concierge service, a car wash bay and visitor parking. Close to breweries, cafes, dining spots, Safeway, Starbucks and boutique shops. With an unbeatable location, residents can walk downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. It got a walk score of 99/100**

Inclusions: **nothing**
Property Listed By: **One Percent Realty**

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