

1118 12TH Avenue #2502, Calgary T2R 0J7

MLS® #: **A2130264** Area: **Beltline** Listing **05/10/24** List Price: **\$435,500**
 Status: **Active** County: **Calgary** Date: Change: **-\$4k, 19-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **821**
 Low Sqft:
 Ttl Sqft: **821**

DOM
225
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete, Stucco**
 Heating: **Hot Water, Natural Gas** Flooring: **Carpet, Ceramic Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Built-in Features, Dry Bar, No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 9`2"	Living Room	Main	14`4" x 14`9"
Bedroom - Primary	Main	10`10" x 10`10"	Laundry	Main	4`7" x 8`3"
3pc Bathroom	Main	5`4" x 7`8"	Bedroom	Main	12`0" x 11`3"
Walk-In Closet	Main	4`0" x 7`9"	4pc Ensuite bath	Main	7`4" x 7`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$645

Fee Simple
Fee Freq:
Monthly

CC-X

Legal Desc: **0814769**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! This stunning urban sanctuary on the 25th floor offers breathtaking city views and is just steps from vibrant 17th Avenue, renowned restaurants, and downtown amenities. With 2 Beds, 2 Baths, and a thoughtfully designed interior featuring a blend of tile and carpet flooring, this home perfectly balances comfort and style. Enjoy unparalleled convenience with easy access to river paths and exclusive building amenities, including separate men's and women's steam rooms with private facilities, a fully equipped fitness center, and a chic lounge with a wet bar, fireplace, and pool table. Don't miss this rare opportunity to own a slice of downtown luxury! This unit was virtually staged.**

Inclusions: n/a
Property Listed By: **Power Properties**

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











