



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1118 12 Avenue #2504, Calgary T2R 0P4**

MLS® #: **A2131669**      Area: **Beltline**      Listing Date: **05/13/24**      List Price: **\$529,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 09-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,022**  
 Low Sqft:  
 Ttl Sqft: **1,022**

DOM

**138**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof: **Asphalt/Gravel**  
 Heating: **Central,Fan Coil,Electric,Forced Air**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Concrete**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dryer,Garage Control(s),Gas Range,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Double Vanity,Elevator,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Recreation Facilities,Smart Home,Storage,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 13`1"</b>	<b>Office</b>	<b>Main</b>	<b>6`8" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`2" x 2`11"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`2" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 11`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 7`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$777**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-X**

Legal Desc: **0814769**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Sub-penthouse, quiet, 2-bedroom, 2-bath top floor inner city condo unit. This large condo has 9' ceilings, engineered hardwood floors and tile throughout the unit, quartz countertops, stainless steel appliance package with a natural gas range cook top. Master bedroom with walk-in closet and 4-piece ensuite. Motorized blackout blinds cover all floor to ceiling windows throughout the unit for privacy. Comfortable with concrete construction & central A/C. Northeast large balcony with downtown skyline views. Amenities include 24-hour concierge, 24-hour security, fully equipped gym and yoga studio, party room, guest suite, central courtyard, heated underground resident & visitor parking. Condo unit includes one secure, underground and heated parking stall and storage unit. Close to 17th Avenue shops and restaurants and walking distance to commercial downtown.**

Inclusions: **Smart Thermostat, Alarm system**  
Property Listed By: **Easy List Realty**

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