



THE A-TEAM

RE/MAX FIRST

220 12 Avenue #402, Calgary T2G0R5

MLS® #: A2133422 Area: Beltline Listing Date: 05/22/24 List Price: \$419,950
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2010

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: 842
Low Sqft:
Ttl Sqft: 842

DOM

34

Layout

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

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Mixed
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Balcony

Construction: Brick, Concrete
Flooring: Carpet, Cork, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Dining Room, Living Room, 3pc Bathroom, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$649

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0915219

Remarks

Pub Rmks: **Live in this vibrant community and discover a thriving urban neighbourhood. You'll find independent retailers tucked into historic buildings, chic cafés nestled within innovative high-rises, sought-after restaurants that shape Calgary's exciting culinary scene, an energetic nightlife and so much more. This 2 bed, 2 Bath, 2 balcony suite, (guitar series layout) has a NW exposure & features 9 foot ceilings, a well-appointed Kitchen with granite counters, ceiling height European cabinetry and stainless appliances including a newer range. Centre sit up island to enjoy casual meals & visiting with family & friends. Just off the kitchen is the living & dining area with floor to ceiling windows with views to the courtyard below. Good sized balcony with room for a little bistro set and your BBQ. The primary suite features new carpet along with a walk-in closet outfitted by California closets, a 4 piece en-suite bath and a 2nd private balcony. 2nd bedroom is located on the other side of the condo for privacy and has quick access to the second full bathroom. Freshly painted throughout and an added bonus - all furniture can be included - making this truly move in ready! In suite laundry is an added bonus. Titled parking & large storage room are located on P3. This building is rich in amenities with 2 rentable guest suites, a well equipped fitness facility, residents lounge, Sunterra Market & Restaurant, Starbucks, which are all accessible without leaving the complex & a short walk for Banking, Saddledome, C-Train, Restaurants & so much more. 2 pets allowed with board approval. Sorry, no short term rentals allowed.**

Inclusions: **All furnishings are included in the sale.**

Property Listed By: **RE/MAX First**

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









