



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1315 12 Avenue #208, Calgary T3C 0P6**

MLS® #: **A2136883**

Area: **Beltline**

Listing Date: **06/03/24**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **694**  
Low Sqft:  
Ttl Sqft: **694**

DOM

**24**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

**Secured,Stall,Titled,Underground**

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Lighting,Playground**

Construction:

**Concrete,Mixed,Stucco**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**See Remarks**

Int Feat:

**Elevator,Granite Counters,Open Floorplan,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 10`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 9`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`7"</b>
<b>Office</b>	<b>Main</b>	<b>10`3" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 5`5"</b>

Legal/Tax/Financial

Condo Fee:

**\$571**

Title:

**Fee Simple**

Fee Freq:

Zoning:

**CC-MHX**

Monthly

Legal Desc: 0012878

Remarks

Pub Rmks: **Welcome home to your urban oasis at The Monoco! Offering maintenance free living with a Roof top Patio, this sophisticated 1 bedroom plus Den condo contains over 690 sq ft of modern design. Features include a maple kitchen cupboards with undermount lighting, and a centre island plus a relaxing Gas fireplace with mantle in the living room, with stylish French doors providing access to your sunny East facing balcony. With 9ft ceilings, wide plank laminate floors, tile throughout and carpet in the bedroom, a ton of natural light accentuates your living spaces, including the primary suite with large dual arched windows. Completing this unit is an Office and ensuite laundry, as well as 1 Titled, Heated Underground Parking Stall and a Bike Storage room. This chic condo is close to trendy 17th Avenue, with nightlife, dining, pubs, and many other unique shopping experiences. Purchase this sophisticated condo in a well-maintained building, which offers unsurpassable Inner City Living.**

Inclusions: **No chattles are being sold, the seller is not responsible for the removal from the property of chattles thereon**  
Property Listed By: **Real Broker**

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













