



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 12 Avenue #903, Calgary T2R 0B1**

MLS® #: **A2145067**

Area: **Beltline**

Listing Date: **06/27/24**

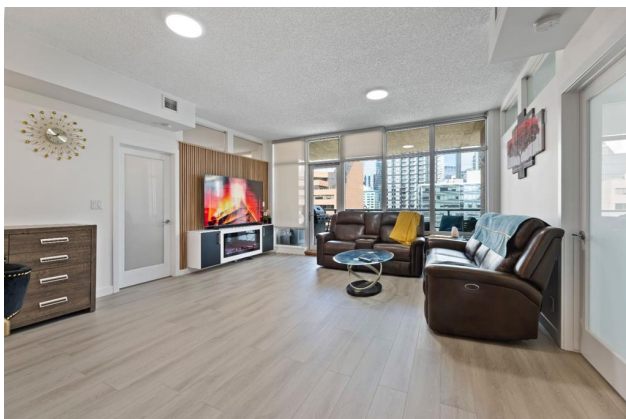
List Price: **\$497,999**

Status: **Active**

County: **Calgary**

Change: **-\$901, 02-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,026**  
Low Sqft:  
Ttl Sqft: **1,026**

DOM

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Storage**

Construction: **Concrete,Metal Siding ,Stone**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`9" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 14`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`3" x 14`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`11" x 8`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`2" x 2`6"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`11" x 17`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 13`9"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>9`11" x 5`9"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$658

Fee Simple  
Fee Freq:  
Monthly

DC (pre 1P2007)

Legal Desc: 0812418

Remarks

Pub Rmks: **Here is the opportunity to own a spacious 1000+ Sqft apartment, in a high rise, at a convent intersection of 12 avenue and 5th street SW Calgary Downtown. The luxurious apartment offers 2 bedroom , 2 washroom, large living room, kitchen with island, laundry in unit , closets , office desk and huge balcony. Title parking and storage is also included in price. Building is very well maintained and has high potential based on neighbourhood. Rare to find that many Sqft in a high rise.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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

