

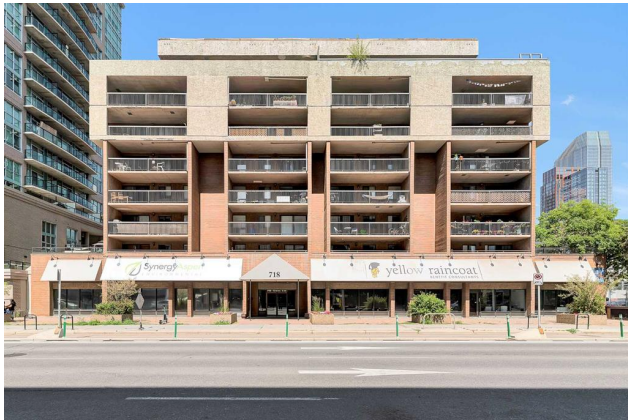


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**718 12 Avenue #508, Calgary T2R 0H7**

MLS®#: **A2149918**      Area: **Beltline**      Listing Date: **07/20/24**      List Price: **\$209,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 26-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Assigned,Heated Garage,Parkade,Stall,Underground**

Finished Floor Area  
 Abv Sqft: **732**  
 Low Sqft:  
 Ttl Sqft: **732**

DOM

**58**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Concrete,Stucco**  
 Flooring: **Ceramic Tile,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 9`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 7`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`4" x 5`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>21`10" x 6`4"</b>			

Legal/Tax/Financial

Condo Fee: **\$607**      Title: **Fee Simple**      Zoning: **CC-X**

Fee Freq:  
**Monthly**

Legal Desc: **9410472**

Remarks

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Pub Rmks: **Discover this immaculately maintained 1 bedroom, 1 bathroom unit, ideal for first-time homebuyers or investors looking to expand their portfolio. Situated in the vibrant heart of Beltline, this condo is surrounded by all conceivable amenities, enhancing urban living. The unit includes a coveted assigned underground parking stall, convenient in-unit laundry, and additional storage space. Residents also enjoy access to a building fitness center and a stunning rooftop patio, perfect for socializing and enjoying panoramic city views. Inside, the bright living room offers ample seating and space for a large entertainment unit, ideal for hosting friends. The kitchen is well-appointed with extensive counter space and cabinetry. The primary bedroom is a serene retreat, featuring massive floor-to-ceiling closet doors and large windows that flood the space with natural light. Step out onto the expansive 200 sqft balcony to soak in breathtaking downtown views, providing a perfect backdrop for outdoor entertaining or a tranquil evening at home. Located within walking distance to grocery stores, restaurants, entertainment venues, shopping, transit stations, parks, and the bustling 17th avenue, this condo offers unmatched convenience and lifestyle. Don't miss out on this exceptional opportunity—book your showing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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