



THE
A-TEAM

**RE/MAX
FIRST**

1315 12 Avenue #104, Calgary T3C 0P6

MLS® #: **A2150952**

Area: **Beltline**

Listing Date: **10/01/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **703**
Low Sqft:
Ttl Sqft: **703**

DOM

51

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Crown Molding, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 8`0"	Bedroom	Main	11`8" x 12`0"
Kitchen	Main	13`2" x 11`6"	Living Room	Main	15`5" x 16`6"
Office	Main	10`2" x 9`5"			

Legal/Tax/Financial

Condo Fee:
\$574

Title:
Fee Simple

Zoning:
CC-MHX

Legal Desc:	0012878	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Not a ground level unit! Nestled in The Monaco, this charming one-bedroom, one-bathroom condo with a den offers modern urban living. Spanning 700 square feet, this inviting unit is flooded with natural light from its large windows. Freshly painted in September 2024, it offers an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The living room features hardwood floors and a cozy gas fireplace, while the kitchen boasts maple cabinets, stainless steel appliances, a gas range, and a convenient island, perfect for preparing meals or gathering with friends. A den is also included, making it an ideal space for a home office. The spacious primary bedroom offers plush carpeting, a large closet, and windows that provide a view of the balcony. The four-piece bathroom includes a luxurious jetted tub, making it a perfect spot to unwind. You'll also appreciate the in-suite laundry room, which comes with extra storage space. French doors open up to the expansive second-floor balcony, complete with a gas line for BBQing plus ample room for patio furniture and outdoor planters. It's an ideal spot for enjoying the west-facing views and catching the evening sun. For added convenience, the unit comes with a titled, heated interior parking stall. The Monaco offers great amenities including a rooftop patio and a bike storage room. Built with solid concrete construction, this building provides added durability and soundproofing, making it a perfect choice for a primary residence. Pets are welcome with board approval, allowing for a maximum of two pets per unit. Located in the Beltline, this condo is just a 10-minute walk to the Bow River's scenic walking and biking pathways, as well as 17th Avenue's vibrant shops and restaurants. The Calgary Stampede grounds and MNP Community & Sport Centre are also just a short stroll away. With a quick commute to downtown and easy access to transit, this home offers the best of city living. The Beltline is one of the top places in the city for those who want to experience the vibrancy of urban living. Take advantage of your opportunity to see this incredible property in person—book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.</p>		
Inclusions:	Parkade Storage Container		
Property Listed By:	Real Broker		

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







