



THE
A-TEAM

**RE/MAX
FIRST**

1027 12 Avenue #201, Calgary T2R 0J5

MLS®#: **A2153393** Area: **Beltline** Listing Date: **07/30/24** List Price: **\$188,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1961**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **464**
 Low Sqft:
 Ttl Sqft: **464**

DOM

113
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**
 Int Feat: **No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 4`11"	Bedroom	Main	9`1" x 10`10"
Kitchen	Main	8`4" x 16`3"	Living Room	Main	9`6" x 13`8"

Legal/Tax/Financial

Condo Fee: **\$424** Title: **Fee Simple** Zoning: **CC-MHX**
 Fee Freq: **Monthly**
 Legal Desc: **0613429**

Remarks

Pub Rmks: **Exceptional VALUE for this Beltline condo. Why rent when you can OWN this condo in the heart of downtown Calgary's vibrant Beltline. You will love the INNERCITY LIFESTYLE with a grocery stores, shops and restaurants just steps away and minutes to Calgary's trendy 17th Ave which offers tons shops and restaurants. The bike lane is across the street which connects to endless pathways and river pathways throughout the city! This well-designed unit features an open layout. The spacious living room has patio doors that lead to your BALCONY. There is newer flooring throughout. There is a common parking lot in the back of the building (8 stalls for 16 units). You can use any of the available parking stalls otherwise there is typically ample Street parking. The building off the offers common laundry. Don't miss out on this opportunity to own !**

Inclusions: n/a

Property Listed By: **RE/MAX Real Estate (Central)**

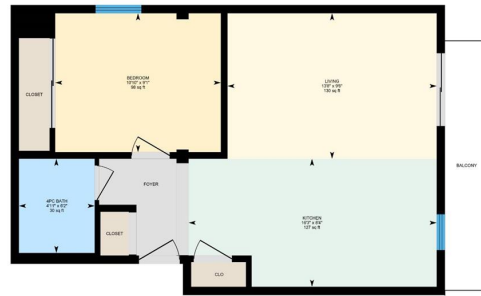
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





201-1027 12 Ave SW, Calgary, AB

Main Floor Exterior Area 512.95 sq ft
Interior Area 452.22 sq ft



0 3 6

PREPARED: 2024/07/30



White regions are excluded from total floor area in 10/IDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.