



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 12 Avenue #903, Calgary T2G 0R5**

MLS® #: **A2157229**

Area: **Beltline**

Listing Date: **08/30/24**

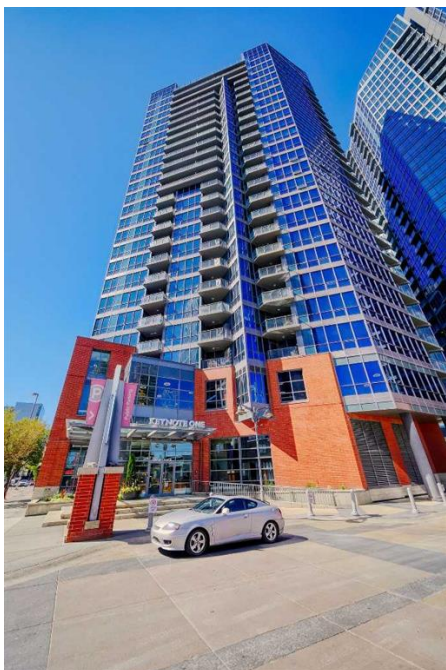
List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **875**  
Low Sqft:  
Ttl Sqft: **875**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

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

Access:

Lot Feat: **Level, Views**  
Park Feat: **Heated Garage, Secured, Titled, Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Metal Siding**  
Flooring: **Carpet, Ceramic Tile, Cork**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 14`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`6" x 11`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`8" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>10`8" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`0" x 4`1"</b>			

Legal/Tax/Financial

Condo Fee: <b>\$768</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC (pre 1P2007)</b>
Legal Desc:	<b>0915219</b>	

Remarks

Pub Rmks: **Welcome to this 2 bedroom, 2 full bathroom, 875 sq ft (947 sq ft builder size) executive condo, beautifully upgraded with stainless steel kitchen appliances, granite counter tops, flat top stove and cork flooring. This modern Air conditioned unit comes with underground titled parking stall and titled storage locker. Building offers amenities such as gym, hot tub, huge patio, residents lounge, 2 guest suites, Main floor liqueur store and the Inside connection with Sunterra Fresh Food market will make your grocery shopping trips short and warm during the winter. Walking distance to the downtown core, China Town, couple blocks to the Victoria Park LRT station, Saddledom, Cowboys and Bow River Casinos, walking and biking paths along the river and the 17th Ave SW restaurants and bars. Call to book your private showing now and make it your home. 30 days negotiable possession offered!**

Inclusions: **none**  
Property Listed By: **Grand Realty**

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

