

1315 12 Avenue #408, Calgary T3C 0P6

MLS® #: **A2160345** Area: **Beltline** Listing **08/30/24** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 06-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **690**
 Low Sqft:
 Ttl Sqft: **690**

Parkade, Underground

DOM

83
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**
 Sewer:
 Ext Feat: **Balcony, Lighting**

Construction: **Concrete, Stucco**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 12`6"	Kitchen	Main	11`8" x 11`0"
Bedroom - Primary	Main	11`6" x 11`6"	Den	Main	10`3" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$568** Title: **Fee Simple** Zoning: **CC-MHX**
 Fee Freq:

Monthly

Legal Desc: 0012878

Remarks

Pub Rmks: **Huge price reduction! Location! Best #1 community 2018 by Avenue Magazine in Calgary in the ideal urban location. Rare to find this amazing executive ONE BEDROOM plus Den with downtown views in a prime location. Large open layout with multiple upgrades throughout. Ceramic floor in the Entrance & Kitchen, outstanding kitchen with Maple Cabinet, granite countertops, tile backsplash, all stainless steel appliances & under cabinet lighting. Engineered Hardwood floors throughout the living room with a corner gas fireplace. 9-foot ceilings, arched walls with sculpted ceilings that enhance the beauty of this corner unit. Large master suite with brand new vinyl plank flooring and transom windows. The den is a good size and perfect for a home office. The bathroom includes a jetted tub & upgraded tiles. In-suite laundry with lots of storage. Balcony with gas BBQ hook-up! New painting! 1 underground heated parking, Bike room storage, secure concrete building, roof-top patio! Suitable for primary resident or investment purposes! This unit is professionally cleaned and move-in ready! Don't miss this gem! Call today before it's gone!**

Inclusions: N/A
Property Listed By: Century 21 Bravo Realty

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









