



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1334 12 Avenue #201, Calgary T3C 3R9**

MLS® #: **A2161028**

Area: **Beltline**

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

List Price: **\$229,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **929**  
Low Sqft:  
Ttl Sqft: **929**

Access:  
Lot Feat:  
Park Feat:

**Underground**

DOM

**83**

Layout

Beds: **2 (2 )**  
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,Concrete**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`9" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 18`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 11`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 5`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 14`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`10" x 5`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`6" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$864**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-X**

Legal Desc: **9110401**

Remarks

Pub Rmks: **Spacious Inner-City Corner Unit - This generously sized corner 2 bedroom and 1 bath unit in the heart of the city offers an open-concept living space perfect for entertaining. The remodeled kitchen, featuring maple cabinets, and stainless steel appliances, seamlessly connects to the dining room and living room, creating a bright and welcoming atmosphere. This unit features: Over 900 square feet of living space Large south-facing balcony Two spacious bedrooms In-suite laundry with storage Underground titled parking stall Shared outdoor entertainment area Bike storage The expansive balcony, spanning the entire length of the unit, provides a private outdoor space for BBQs and socializing. Enjoy the convenience of walking to work, just blocks away from the bustling 17th Avenue entertainment district, this unit offers easy access to a variety of dining, shopping, and entertainment options. Experience the Bow River pathways, and the vibrant shops and eateries that the inner city has to offer.**

Inclusions: **None**  
Property Listed By: **Synterra Realty**

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





