



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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **929**
Low Sqft:
Ttl Sqft: **929**

Underground

DOM

113
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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`9" x 14`8"	Bedroom	Main	9`8" x 14`4"
Living Room	Main	12`10" x 18`11"	Foyer	Main	3`10" x 5`3"
Kitchen	Main	8`1" x 11`0"	Dining Room	Main	5`6" x 9`3"
Laundry	Main	5`3" x 5`8"	4pc Bathroom	Main	

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 Secured outdoor covered 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





