



THE
A-TEAM

**RE/MAX
FIRST**

718 12 Avenue #404, Calgary T2R 0H7

MLS® #: **A2161091**

Area: **Beltline**

Listing Date: **09/06/24**

List Price: **\$259,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **839**
Low Sqft:
Ttl Sqft: **839**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Access:

Lot Feat:
Park Feat: **Assigned, Parkade, Secured, Stall, Underground**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Brick, Concrete**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Closet Organizers, Elevator, Open Floorplan, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 4`8"	Laundry	Main	10`3" x 5`0"
Kitchen	Main	12`11" x 8`11"	Dining Room	Main	13`2" x 14`2"
4pc Bathroom	Main	8`11" x 5`0"	Bedroom - Primary	Main	13`11" x 10`3"
Bedroom	Main	13`11" x 7`11"	Living Room	Main	19`7" x 11`0"
Balcony	Main	21`11" x 6`4"			

Legal/Tax/Financial

Condo Fee:
\$686

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **9410472**

Remarks

Pub Rmks: **Experience the advantage of inner city living in the heart of Calgary's Beltline in this stunning 2 bedroom 1 bathroom unit - Welcome home to #404 718 12 Ave SW! This bright and spacious open-concept unit has been upgraded throughout with hardwood floors, modern neutral tones, and contemporary lighting. The renovated kitchen showcases quartz countertops, stainless steel appliances, custom cabinetry, and a large peninsula with seating - perfect for everyday living & entertaining. The living/dining area is flooded with natural light from patio doors leading out to your huge SOUTH-facing balcony. The primary bedroom is spacious and the second bedroom is perfect for home office/guests/recreation. The renovated 4-piece bathroom & in-suite laundry/storage room with full-size washer/dryer complete this amazing unit. Additional features include heated underground parking, a shared gym and sauna area, paid laundry, bike storage, and pet-friendly with board approval. Located just steps from everything the Beltline has to offer, you'll love the easy access to public transportation, shopping, and a variety of dining options within walking distance. Minutes to downtown, 17th Avenue, & Mission amenities as well! Enjoy the dedicated bike lane on 12th Avenue, Bow/Elbow River pathways, and close proximity to Central Memorial, Prince's Island, & Lindsay Park. Only 1 block to a major grocery store and 10 minutes to Foothills Medical Centre. Whether you're biking, walking, or taking transit, this location offers everything you need to enjoy urban living at its finest. Book your viewing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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











