

788 12 Avenue #501, Calgary T2R 0H1

MLS® #: **A2162606** Area: **Beltline** Listing Date: **09/04/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **636**
 Low Sqft:
 Ttl Sqft: **636**

DOM
14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Storage**
 Construction: **Brick, Concrete, Stone**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Built-in Features, High Ceilings, Open Floorplan**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------------------|-------|--------------|
| Bedroom - Primary | Main | 10`11" x 12`5" | 4pc Bathroom | Main | 8`4" x 6`9" |
| Living Room | Main | 15`4" x 10`7" | Kitchen With Eating Area | Main | 8`8" x 9`1" |
| Entrance | Main | 6`6" x 5`9" | Laundry | Main | 4`7" x 6`8" |
| Nook | Main | 4`11" x 2`9" | Balcony | Main | 11`1" x 5`9" |

Legal/Tax/Financial

Condo Fee: **\$461** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0910813**

Remarks

Pub Rmks: **Please use buzzer 7700. The stunning 9-foot floor-to-ceiling windows and impressive patio provide captivating views. In the sleek kitchen, you'll find distinctive bamboo cabinets, modern tiles, and stainless-steel appliances, exuding sophistication. The intelligently designed layout features a workstation for enhanced productivity. Added conveniences include central air-conditioning, newly installed in-suite laundry, and ample storage space. The opulent washroom extends the theme of bamboo and tile. Furthermore, enjoy the convenience of heated underground parking, visitor parking, and a car wash bay. This unit also comes with an extra storage locker on the second level for your belongings. Trendy cafes, dining spots, and boutique shops are conveniently nearby. With an unbeatable location, residents can walk to downtown, major office towers, 17 Ave nightlife, and scenic river parks. The LRT and bike track are easily accessible. Recent upgrade including: carpet, paint, washer & dryer**

Inclusions: **NA**
Property Listed By: **Grand Realty**

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