



THE
A-TEAM

**RE/MAX
FIRST**

788 12 Avenue #1103, Calgary T2R 0H1

MLS® #: **A2164906**

Area: **Beltline**

Listing Date: **09/16/24**

List Price: **\$459,900**

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: **1,077**
Low Sqft:
Ttl Sqft: **1,077**

DOM

3
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Guest,Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Boiler,Fan Coil,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Brick,Concrete,Stone**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 8`5"	Living Room	Main	14`3" x 21`5"
Dining Room	Main	11`2" x 9`2"	Bedroom - Primary	Main	18`0" x 11`7"
Bedroom	Main	12`10" x 8`11"	Den	Main	7`9" x 12`7"
Laundry	Main	4`11" x 7`4"	4pc Bathroom	Main	4`10" x 7`11"
3pc Ensuite bath	Main	7`9" x 4`10"	Foyer	Main	6`2" x 7`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$763

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0910813

Remarks

Pub Rmks: ****Property is sold as is, where is, at time of possession. No warranties or representations.** Spacious 2 bedroom, 2 bathroom + den unit in a prime southwest corner location with excellent views! The open-concept floorplan features: a fabulous kitchen with granite counters, an eating bar and lots of storage; an inviting dining area; access to the private balcony; and a comfortable living room with spectacular views from the southwest facing windows. The spacious primary bedroom has bright corner windows with city views, a walk-in closet and a 3-piece ensuite bathroom. The 2nd bedroom also has large windows that fill the space with natural light. Other features include a private den, a large in-the-suite storage/laundry room, air conditioning, titled underground parking with a convenient car wash bay, visitor parking, an assigned storage locker, and a welcoming concierge service. You'll love the convenience this Beltline location has to offer close to trendy restaurants, cafes, shopping, nightlife and just half a block to Safeway. Don't miss out on the opportunity to make this your new home! Call to view this one today!**

Inclusions: **SOLD AS IS WHERE IS ON POSSESSION WITH NO WARRANTIES OR REPRESENTATIONS**

Property Listed By: **RE/MAX Real Estate (Central)**

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









