



THE
A-TEAM

**RE/MAX
FIRST**

1335 12 Avenue #901, Calgary T3C 3P7

MLS® #: **A2171701**

Area: **Beltline**

Listing Date: **10/09/24**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

43
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`7" x 9`3"	Living Room	Main	17`3" x 7`5"
Dining Room	Main	9`4" x 10`11"	3pc Bathroom	Main	4`11" x 9`5"
Bedroom	Main	13`3" x 9`11"	Bedroom	Main	13`3" x 10`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$528

Fee Simple
Fee Freq:
Monthly

CC-MHX

Legal Desc: **9510843**

Remarks

Pub Rmks: **Awesomely located in Downtown Beltline, this apartment is ideal to investors, working class, retired who looks for cozy downtown living. Unit facing west, you could enjoy the unblocked westward far view up to COP and further in the balcony plus full of natural light pouring into the living room from the big windows and glass door leading to the balcony in every beautiful day. Balcony is large enough to host a BBQ party of 5-6 persons. Featuring 2 bedrooms, living room and dining room, spaces are divided reasonably in the unit. Condo fee including Heat and water, underground parking needs fewer time to prepare before driving out in snowy weather, close to major traffic of 14th street and public transportation of Sunalta station, THIS is the metro-life. Book the showing today!**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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





