

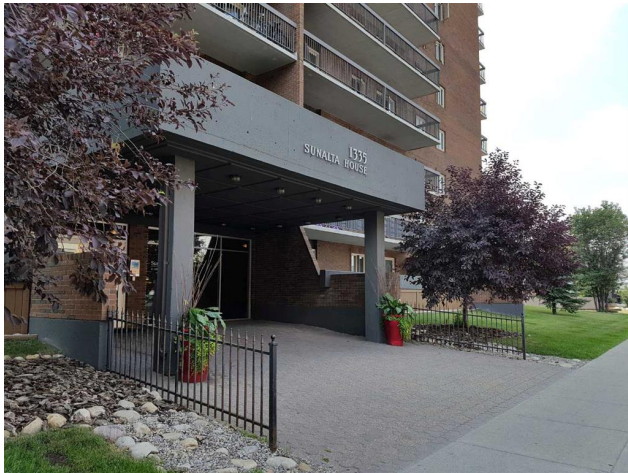


THE
A-TEAM

**RE/MAX
FIRST**

1335 12 Avenue #204, Calgary T3C3P7

MLS® #: **A2171705** Area: **Beltline** Listing Date: **10/12/24** List Price: **\$239,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Dec** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **705**
 Low Sqft:
 Ttl Sqft: **705**

DOM

102
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Assigned,Concrete Driveway,Covered,Enclosed,Garage Door Opener,Gated,Parkade,Plug-In,Secured,Stall

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**
 Utilities: **Fiber Optics Available,High Speed Internet Available,See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`11" x 13`5"	Living Room	Main	13`3" x 13`5"
Dining Room	Main	10`9" x 8`10"	Kitchen	Main	7`3" x 8`0"
4pc Bathroom	Main	5`0" x 7`7"			

Legal/Tax/Financial

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MHX

Legal Desc: **9510843**

Remarks

Pub Rmks: **Brand new stainless steel appliances. Extra large 1 bedroom suite. Huge patio about 300 sq feet with gate to access the secured common deck - exclusive to Sunalta House residents . Professionally managed. condominium building. Excellent inner city location. 5 minutes walking distance to Sunalta C-Train; about 10 minutes walk to Downtown C-train free ride zoon , Coop Midtown Food Centre and Safeway grocery stores. Close to Connaught elementary School, Mount Royal junior high school, Western Canada High School. This unit faces south in a very quiet location and with a lot of sun light. Fibre optic high speed internet ready building. Covered parking stall including. Secured entry system, multiple interior security cameras on every floor and parkade. on a one way street with biking lane, easy access to the river, Sunalta Park, Downtown core, 17 Avenue shops and amenities, heat & water included in condo fee. Extra large private deck 22ft x13ft7inches. Seller relates to listing Realtor.**

Inclusions:
Property Listed By: **none**
Argent Realty & Management Ltd.

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





