



THE
A-TEAM

**RE/MAX
FIRST**

1026 12 Avenue #206, Calgary T2R0J6

MLS®#: **A2173662**

Area: **Beltline**

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

List Price: **\$245,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **707**
Low Sqft:
Ttl Sqft: **707**

DOM

27
Layout
Beds: **2 (2)**
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:

Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`3" x 5`5"	Bedroom - Primary	Main	11`10" x 9`11"
Dining Room	Main	10`1" x 10`5"	Kitchen	Main	10`1" x 8`6"
Living Room	Main	16`0" x 10`9"	Bedroom	Main	11`1" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$574

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-X**

Legal Desc:

9913270

Monthly

Remarks

Pub Rmks: **Your new home under \$250,000! Centrally located on 12 Ave, this home offers over 700 sq ft of living space, plus a west-facing balcony that fills the unit with natural light in the mornings. The open-concept layout features 9 FT CEILINGS , hardwood floors with in-floor heating throughout, and a cozy gas fireplace to keep you warm during winter. The kitchen cabinets have been refreshed with a new coat of paint, giving the space a modern feel. The primary bedroom is tucked away conveniently next to the 4-piece bathroom and the stacked washer and dryer, making daily living a breeze. The second small bedroom, though compact, comfortably accommodates a bed or a loveseat pull-out sofa and dresser, making it perfect as a guest room, office, TV room, or even a home gym—so many possibilities! This condo also includes UNDERGROUND PARKING. The stall is conveniently located just in front of your own STORAGE LOCKER space. The building offers 24-hour security surveillance, a double-door entrance, and an accessible ramp. Please note, short-term rentals are not permitted. Book a showing with your favorite realtor today!**

Inclusions:

N/A

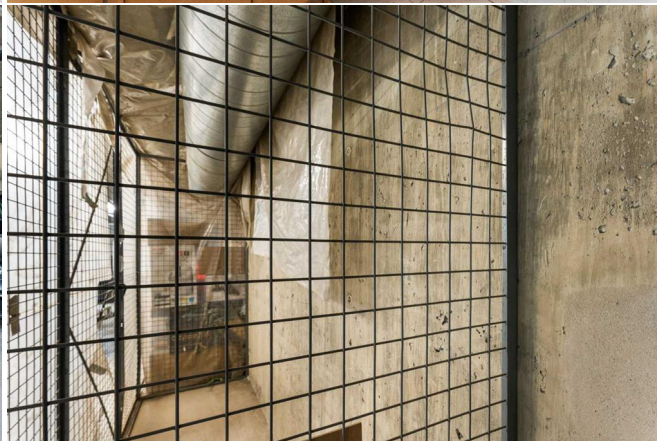
Property Listed By:

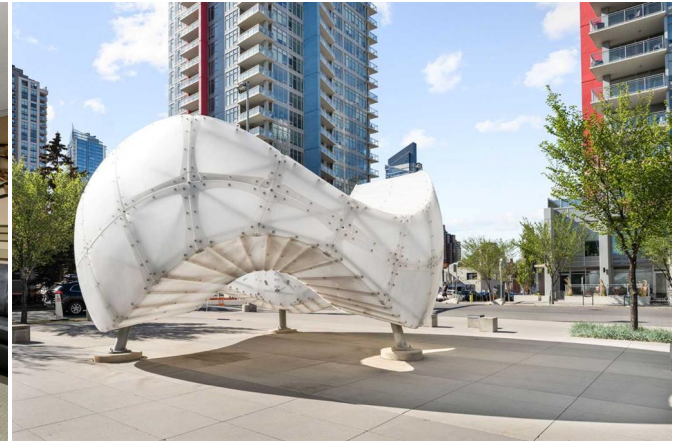
eXp Realty

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



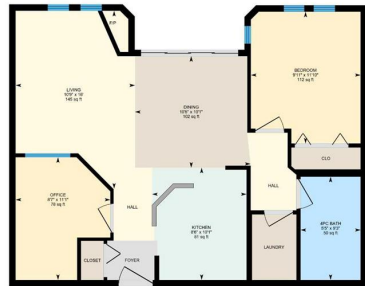






1026 12 Ave SW, Calgary, AB

Main Floor Interior Area 737.67 sq ft



PREPARED: 2024/10/22



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.