



THE
A-TEAM

**RE/MAX
FIRST**

1118 12 Avenue #2504, Calgary T2R 0P4

MLS® #: **A2174089**

Area: **Beltline**

Listing Date: **10/18/24**

List Price: **\$514,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,022**
Low Sqft:
Ttl Sqft: **1,022**

DOM

64
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

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

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Central,Fan Coil,Electric,Forced Air**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dryer,Garage Control(s),Gas Range,Microwave,Microwave Hood Fan,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Double Vanity,Elevator,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Recreation Facilities,Smart Home,Storage,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`11" x 9`4"
Living Room	Main	13`8" x 13`1"
Laundry	Main	3`2" x 2`11"
Bedroom - Primary	Main	12`5" x 11`9"
3pc Bathroom	Main	7`11" x 5`5"

Room	Level	Dimensions
Dining Room	Main	11`6" x 10`11"
Office	Main	6`8" x 4`10"
Balcony	Main	10`2" x 6`11"
Bedroom	Main	10`7" x 9`11"
5pc Ensuite bath	Main	9`3" x 7`6"

Condo Fee:
\$809

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **0814769**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Sub-penthouse, quiet, 2-bedroom, 2-bath top floor inner city condo unit. This large condo has 9' ceilings, engineered hardwood floors and tile throughout the unit, quartz countertops, stainless steel appliance package with a natural gas range cook top. Master bedroom with walk-in closet and 4-piece en-suite. Motorized blackout blinds cover all floor to ceiling windows throughout the unit for privacy. Comfortable with concrete construction & central A/C. Northeast large balcony with downtown skyline views. Amenities include 24-hour concierge, 24-hour security, fully equipped gym and yoga studio, party room, guest suite, central courtyard, heated underground resident & visitor parking. Condo unit includes one secure, underground and heated parking stall and storage unit. Close to 17th Avenue shops and restaurants and walking distance to commercial downtown.**

Inclusions: **Smart Thermostat, Alarm system**
Property Listed By: **Easy List Realty**

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







