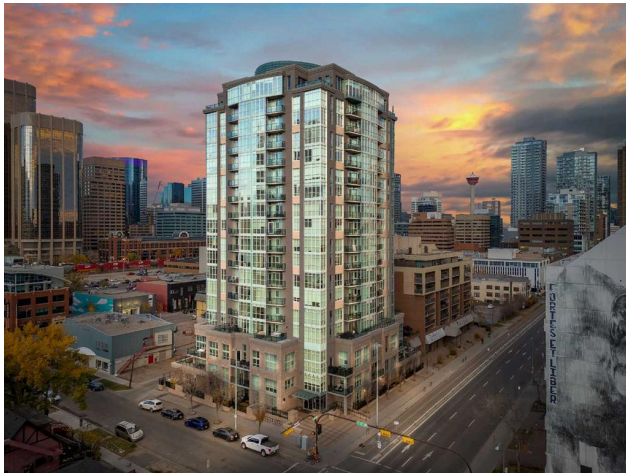


788 12 Avenue #103, Calgary T2R 0H1

MLS® #: **A2174508** Area: **Beltline** Listing **10/21/24** List Price: **\$458,998**
 Status: **Active** County: **Calgary** Change: **-\$1, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,107**
 Low Sqft:
 Ttl Sqft: **1,107**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **City Lot**
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stone**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Brick/Mortar**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	7`10" x 4`10"	4pc Bathroom	Main	7`9" x 5`0"
Bedroom	Main	13`5" x 10`0"	Bedroom - Primary	Main	15`10" x 12`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$780

Fee Simple

DC

Fee Freq:

Monthly

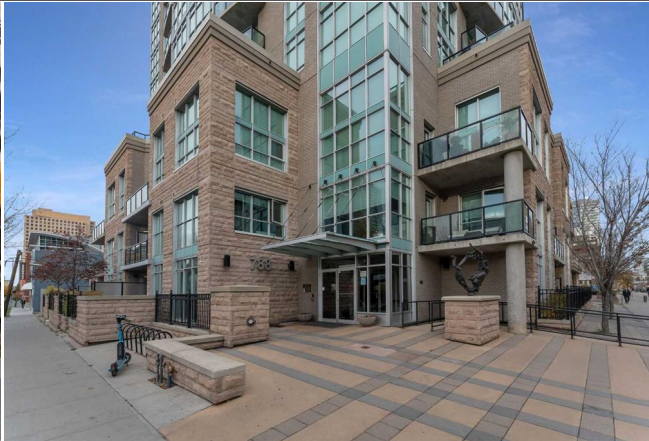
Legal Desc: 0910813

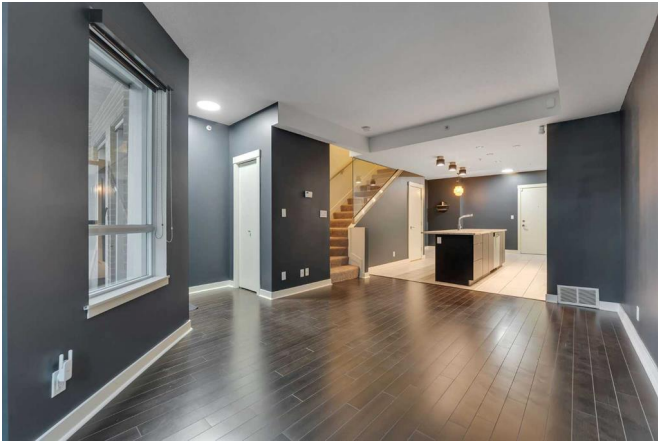
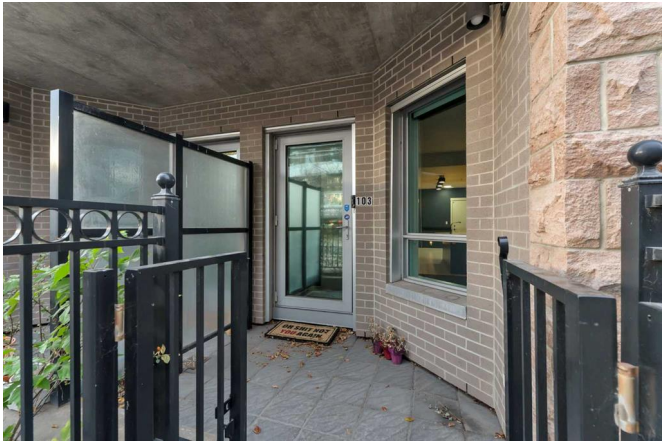
Remarks

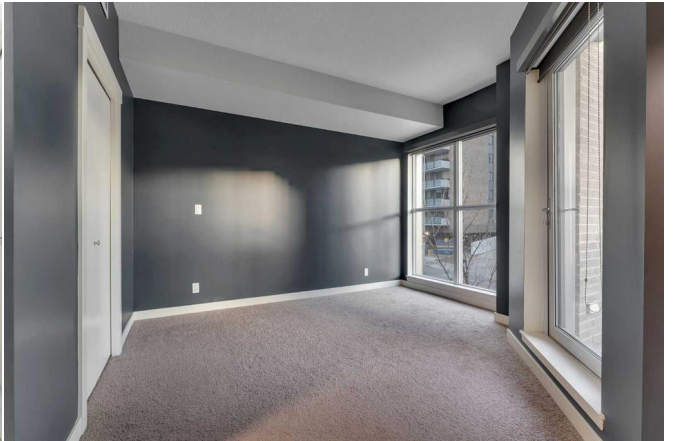
Pub Rmks: **RARE 2 STOREY APARTMENT TOWNHOUSE STYLE | SEPARATE ENTRANCE FROM STREET TO UNIT | 2 BEDS, 2 BATHS | HEATED TILE FLOORS ON THE MAIN LEVEL and HEATED BATHROOM FLOORS | LIVE AND WORK UNIT - COULD BE USED FOR AIR BNB (Subject to Approval from Condo Board, City of Calgary) Welcome to this stylish 2-storey apartment at 103, 788 12 Avenue SW, in a vibrant downtown community close with everything. This inviting two-bedroom two-bathroom unit features an open-concept layout, allowing for seamless flow between the living, dining, and kitchen areas. You have your private entrance leads directly to your living area on the main floor with large windows, floor to ceiling. The contemporary kitchen boasts stainless steel appliances, sleek cabinetry, and ample counter space, perfect for culinary enthusiasts. Stepping to the upper floor to find the master bedroom with 4pc ensuite, and the primary bedroom is also of good sized. Laundry is in the unit for your convenience. Step outside to enjoy the vibrant neighborhood, with an array of trendy shops, restaurants, and parks just moments away. Safeway Beltline is just one block away, a few mins walking. Additional features include secure parking, spacious storage locker, pet-friendly policy making this home a perfect fit for anyone seeking the best of urban living. Don't miss the opportunity to make this beautiful condo your own!**

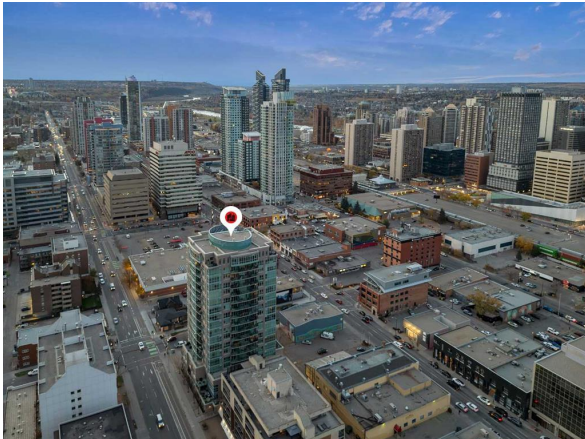
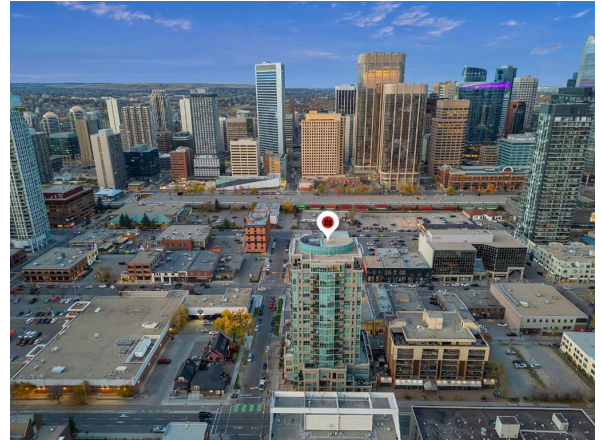
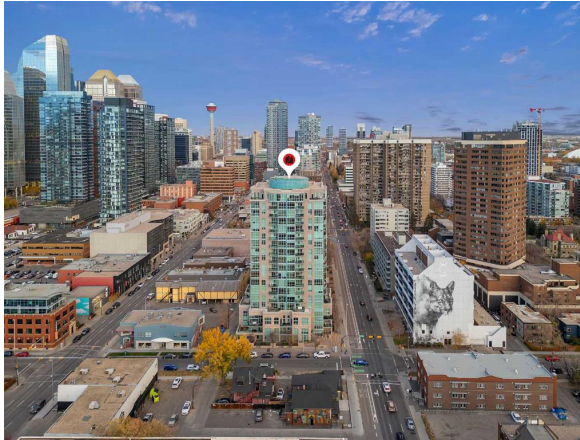
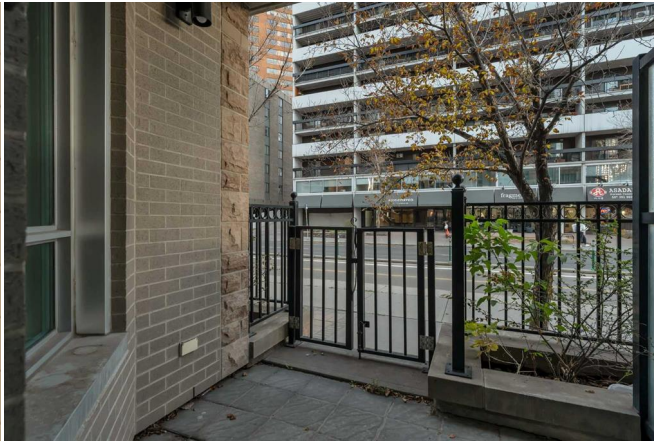
Inclusions: None
Property Listed By: CIR Realty

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









103-788 12 Ave SW, Calgary, AB

Main Floor Interior Area 519.72 sq ft



0 3 6 ft

PREPARED: 2024/10/21



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

103-788 12 Ave SW, Calgary, AB

1st Floor Interior Area 537.47 sq ft



0 3 6 ft

PREPARED: 2024/10/21



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.