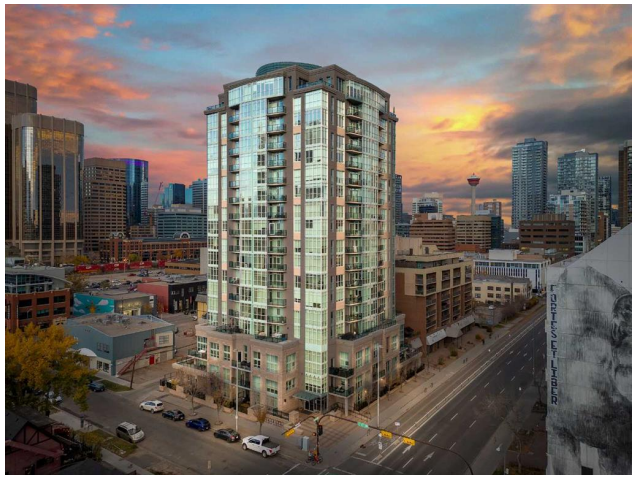
THE A-TEAM RE/MAX FIRST

788 12 Avenue #103, Calgary T2R 0H1

MLS®#:	**A2174508**	Area:	**Beltline**	Listing Date:	**10/21/24**	List Price:	**$458,990**
Status:	**Active**	County:	**Calgary**	Change:	**-$8, 11-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:	
Access:	
Lot Feat:	**City Lot**
Park Feat:	**Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft:	**1,107**
Low Sqft:	
Ttl Sqft:	**1,107**

DOM

31

Layout

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

Parking

Ttl Park:	**1**
Garage Sz:	

Utilities and Features

Roof:	**Tar/Gravel**	Construction:	**Brick,Concrete,Stone**
Heating:	**Baseboard**	Flooring:	**Carpet,Ceramic Tile,Vinyl**
Sewer:		Water Source:	
Ext Feat:	**Balcony**	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**

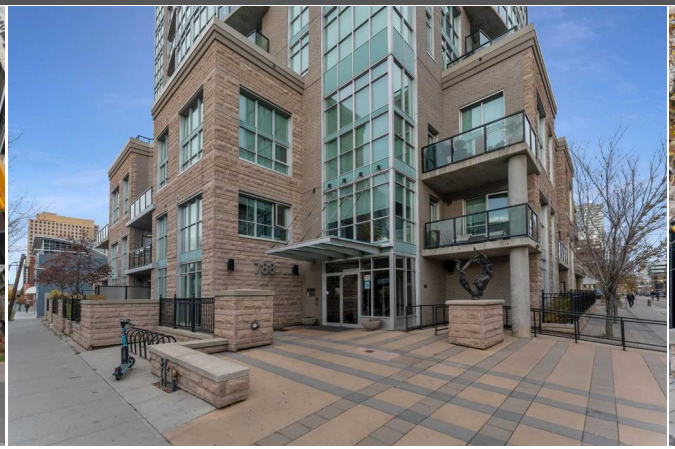
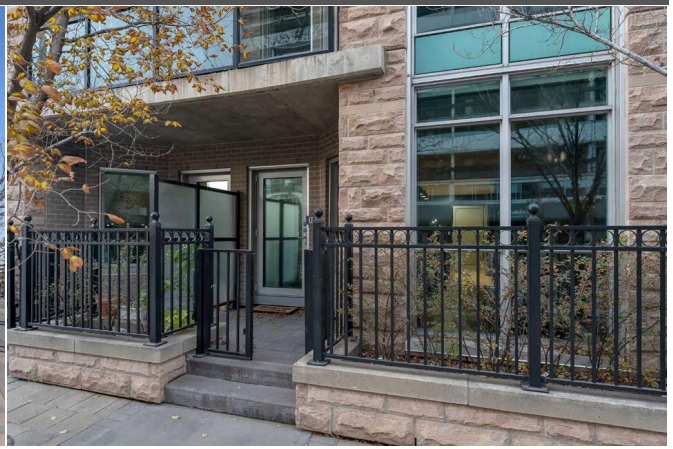
Remarks

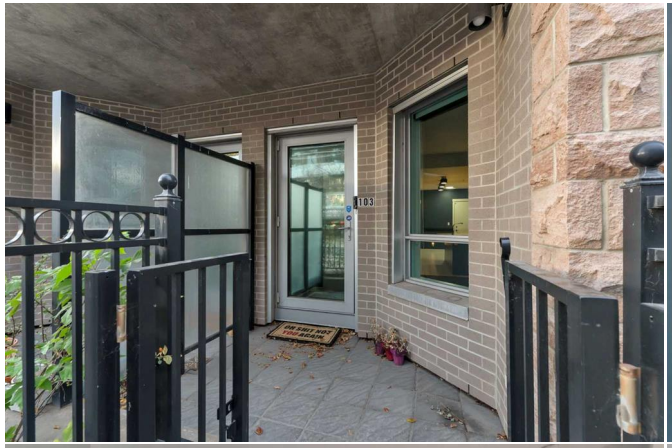
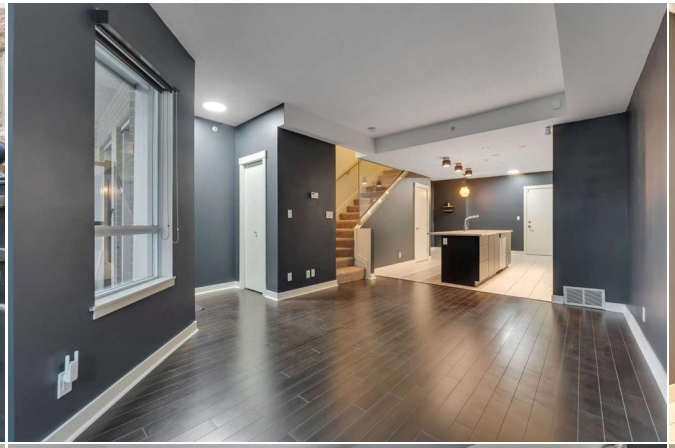
Pub Rmks: **RARE 2 STOREY APARTMENT TOWNHOUSE STYLE | SEPARATE ENTRANCE FROM STREET TO UNIT | 2 BEDS, 2 BATHS | HEATED TILE FLOORS ON THE MAIN LEVEL and HEATED BATHROOM FLOORS | LIVE AND WORK UNIT - COULD BE USED FOR AIR BNB (Subject to Approval from Condo Board, City of Calgary) Welcome to this stylish 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!**

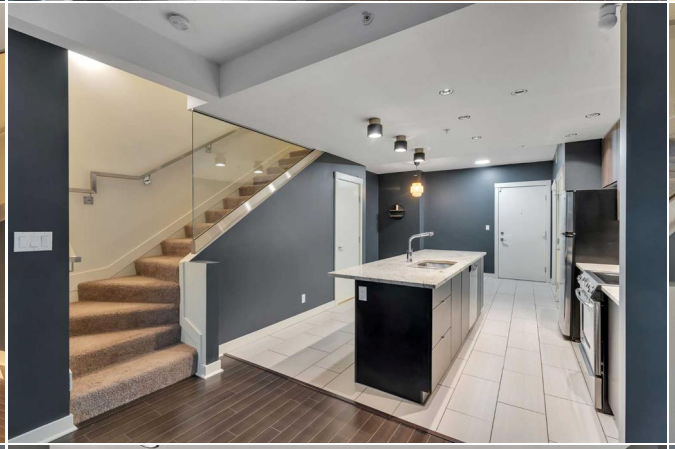
Inclusions: **None**

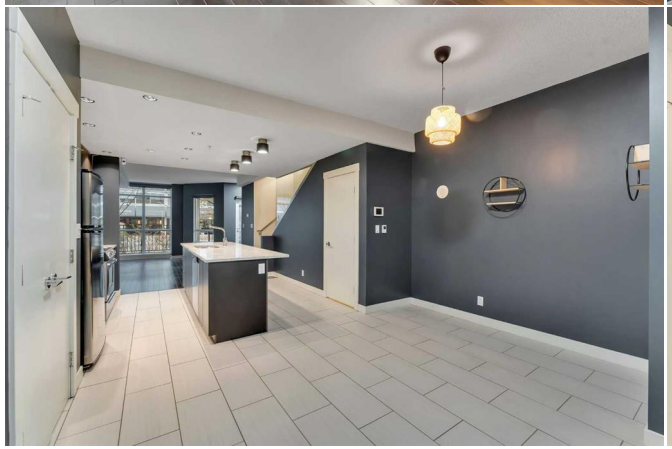
Property Listed By: **CIR Realty**

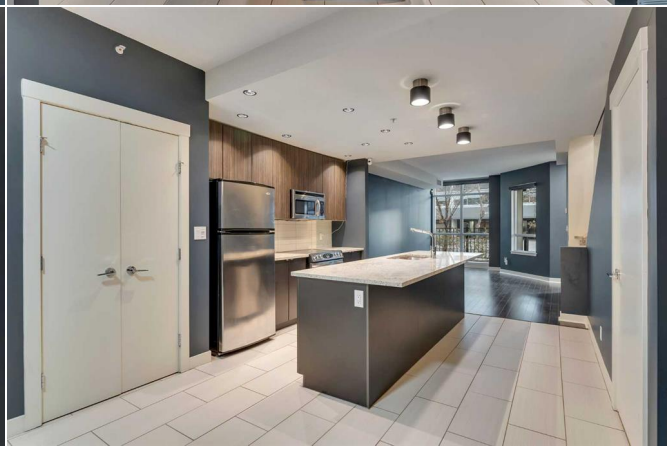
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

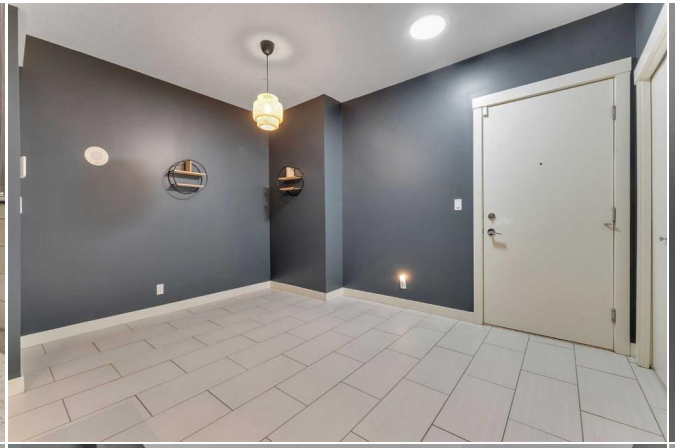
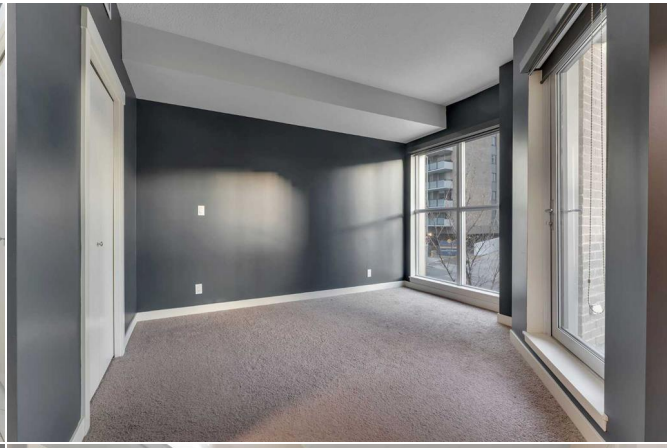



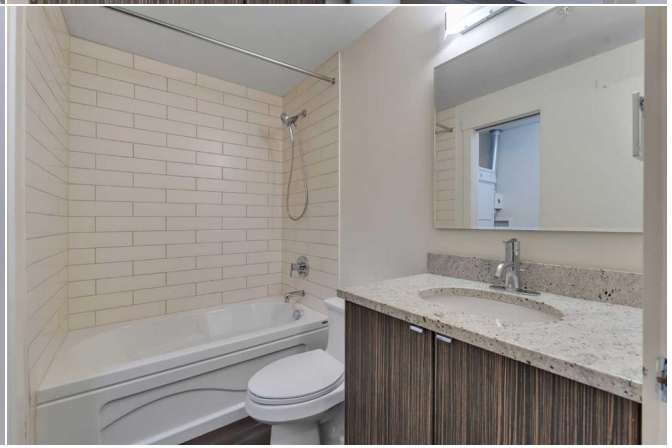



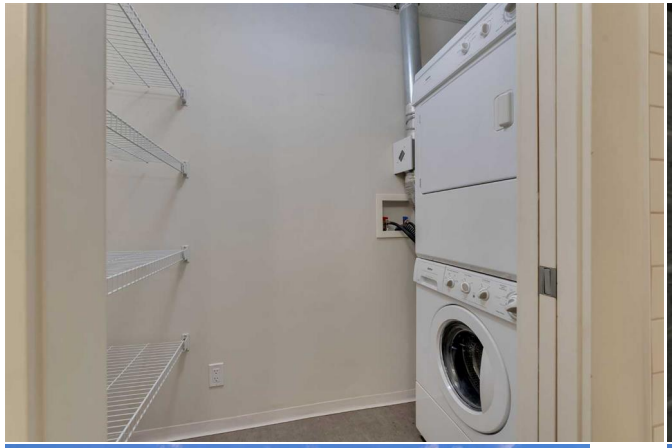


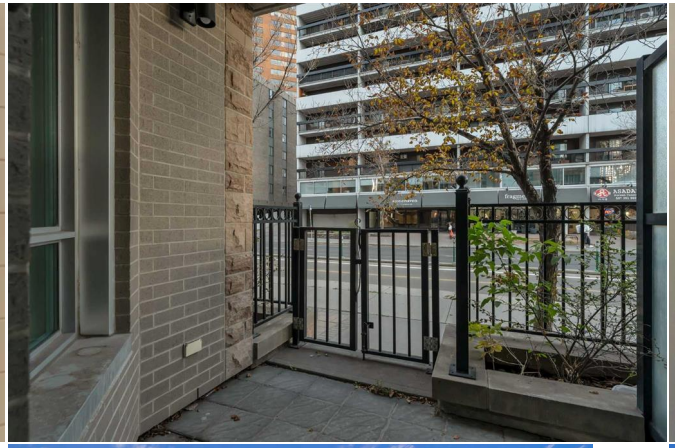


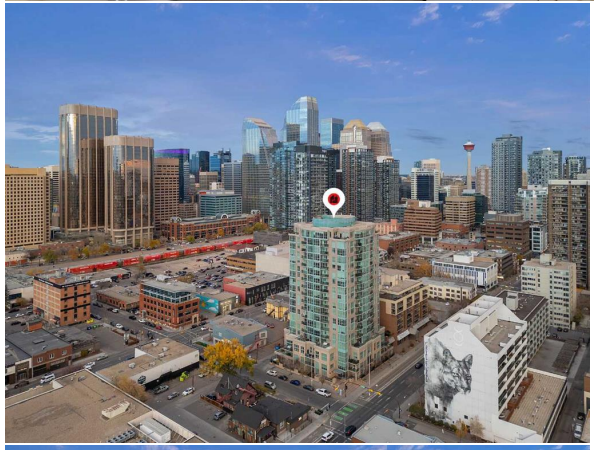


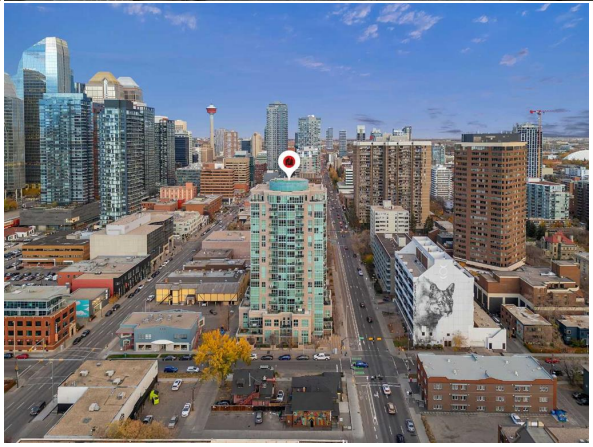



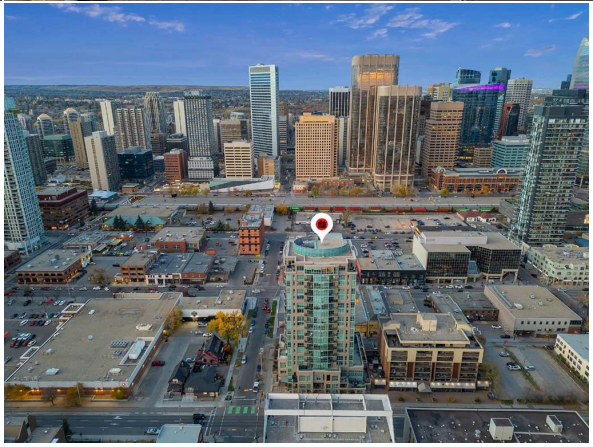


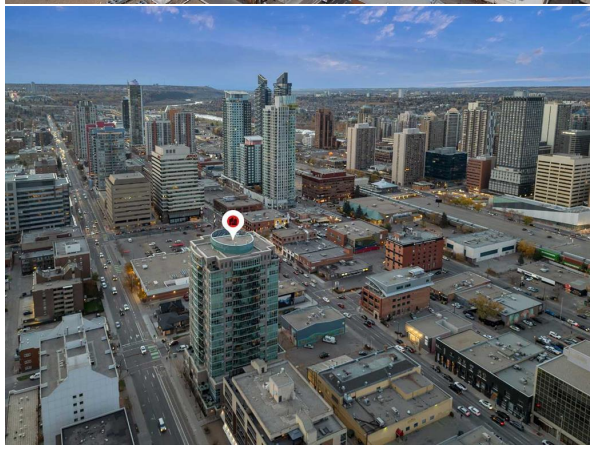












103-788 12 Ave SW, Calgary, AB

Main Floor Interior Area 549.72 sq ft

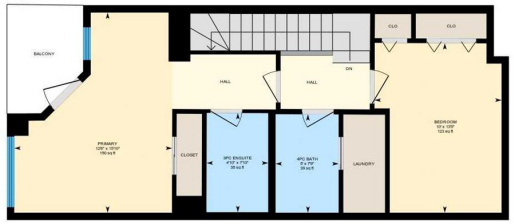
0 3 6 ft

PREPARED: 2024/10/21

White regions are excluded from total floor area in iGUIDE 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 557.47 sq ft



0 3 6 ft

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