

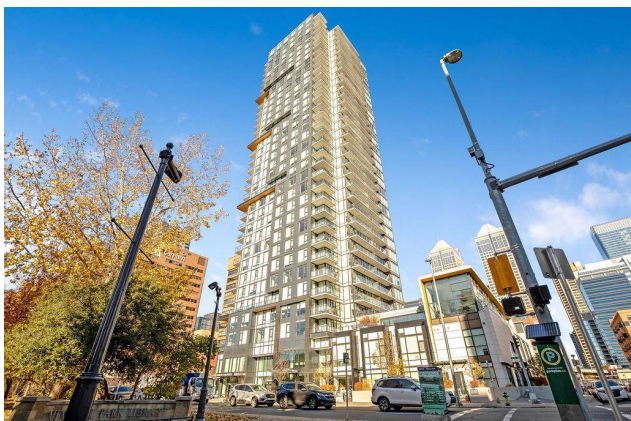


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 12 Avenue #706, Calgary T2R1B5**

MLS® #: **A2174674**      Area: **Beltline**      Listing Date: **10/24/24**      List Price: **\$389,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **570**  
 Low Sqft:  
 Ttl Sqft: **570**

DOM

**58**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Wood Frame**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garburator,Gas Cooktop,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Granite Counters,Open Floorplan,Recreation Facilities,Storage,Vinyl Windows,Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`3" x 17`6"	Bedroom - Primary	Main	9`6" x 10`0"
Office	Main	5`3" x 9`4"	3pc Bathroom	Main	
Balcony	Main	4`10" x 8`6"			

Legal/Tax/Financial

Condo Fee: **\$469**      Title: **Fee Simple**      Zoning: **CC-X**  
 Fee Freq:

Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: **Luxury Downtown Living at #706 310 12th Ave, Calgary. Welcome to the heart of downtown Calgary! This stunning 570 sq. ft. 1-bedroom plus office apartment offers breathtaking views of the iconic Calgary Tower and Telus building. With its 9 ft ceilings and oversized windows, the unit is bathed in natural light, creating a bright and spacious atmosphere. Great feature the unit has Air-conditioning and a large storage space for added convenience. This apartment boasts an open-concept layout with a luxury kitchen featuring a gas cooktop, built-in fridge, Granite kitchen countertops and backsplash. With low condo fees and affordability, it's a perfect blend of luxury and value. The unit also includes 1 titled parking spot with several visitor parkings available for your guests. The building's amenities are second to none, offering guests suites, a well-equipped fitness center, a spa area with a steam room, sauna, and shower, as well as concierge services. Relax in the communal Zen Garden/terrace with panoramic city views, or entertain in the community party space, complete with a full kitchen and an outdoor dining area. Situated directly across from Central Memorial Park, you'll enjoy easy access to Calgary's best shops, restaurants, and entertainment, making this the ultimate downtown living experience. Make sure you watch the video of the unit.**

Inclusions: NA  
Property Listed By: CIR Realty

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



