



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1335 12 Avenue #301, Calgary T3C 3P7**

MLS® #: **A2177674**

Area: **Beltline**

Listing Date: **11/06/24**

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **863**  
Low Sqft:  
Ttl Sqft: **863**

DOM

**45**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned, Parkade, Secured**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Laminate, Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Window Coverings**  
Int Feat: **Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4' 11" x 8' 11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13' 2" x 9' 9"</b>
<b>Foyer</b>	<b>Main</b>	<b>5' 8" x 5' 2"</b>
<b>Living Room</b>	<b>Main</b>	<b>17' 1" x 12' 7"</b>
<b>Storage</b>	<b>Main</b>	<b>5' 5" x 5' 7"</b>

Room	Level	Dimensions
<b>Balcony</b>	<b>Main</b>	<b>17' 8" x 5' 5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9' 3" x 10' 0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8' 2" x 11' 6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13' 2" x 10' 10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$528**

Title:  
**Fee Simple**

Zoning:  
**CC-MHX**

Fee Freq:  
**Monthly**

Legal Desc: **9510843**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE, SATURDAY, DECEMBER 7, 2-4 PM\*\*\*This beautiful, bright, and spacious 2-bedroom, 1-bathroom corner unit offers one of the best layouts in the building. The unit opens to a welcoming foyer that provides a perfect introduction to the unit's warm and airy ambiance. The kitchen, with its large west-facing window, is designed to capture plenty of afternoon sun. Adjacent to the kitchen is a separate dining area which opens up to an expansive, sunlit living room with a three-paneled glass balcony door that invites you onto a large balcony—ideal for relaxing or entertaining. Both bedrooms are generously sized and share a well-appointed full bathroom. The unit also features a functional and large ensuite storage room. For those with a vehicle, an assigned parking stall in a secure parkade provides a sense of peace and ease. You'll also enjoy the convenience of being near the Sunalta C-Train station as well as easy access to the river, downtown core, 17th Avenue shops and amenities, the Co-op grocery, and everything else that inner-city living has to offer.**

Inclusions: n/a  
Property Listed By: **RE/MAX iRealty Innovations**

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







