



THE
A-TEAM

**RE/MAX
FIRST**

220 12 Avenue #2103, Calgary T2G0R5

MLS®#: **A2180423**

Area: **Beltline**

Listing Date: **11/22/24**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **865**
Low Sqft:
Ttl Sqft: **865**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

61
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

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

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **Brick,Concrete,Metal Siding**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|---------------------|--------------|----------------------|
| Living Room | Main | 17`0" x 12`2" | Kitchen | Main | 12`2" x 15`7" |
| Bedroom - Primary | Main | 15`11" x 11`5" | Bedroom | Main | 11`11" x 9`9" |
| 3pc Ensuite bath | Main | 10`6" x 9`11" | 4pc Bathroom | Main | 10`2" x 5`0" |

Legal/Tax/Financial

Condo Fee:
\$710

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 0915219

Remarks

Pub Rmks: **Stunning 21st-Floor Condo with Sweeping City and Mountain Views in Keynote! Experience urban living at its finest in this exquisite 2-bedroom, 2-bathroom condominium located just steps to C-Train, Restaurants, Shopping and more. Boasting nearly 900 sq ft of open-concept living space, this modern unit features floor-to-ceiling windows that flood the unit with natural light and offer breathtaking panoramic west views of downtown Calgary, Calgary tower and mountains. The spacious kitchen is perfect for both entertaining and everyday meals, with sleek, contemporary cabinetry, quartz countertops, and high-end stainless steel appliances and eat in breakfast bar. The living area seamlessly flows to the private balcony, creating an ideal space for relaxation while taking in the spectacular vistas. The master suite is a true retreat, offering ample space, a large walk-in closet, and a private en-suite bathroom with elegant finishes. A second bedroom and another full bathroom provide versatility for guests, a home office, or family. Additional highlights include in-suite laundry, a secure underground parking stall, storage locker, and access to the building's top-tier amenities, including a top of the line gym/fitness room, party room, hot tub, bike storage.**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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







