

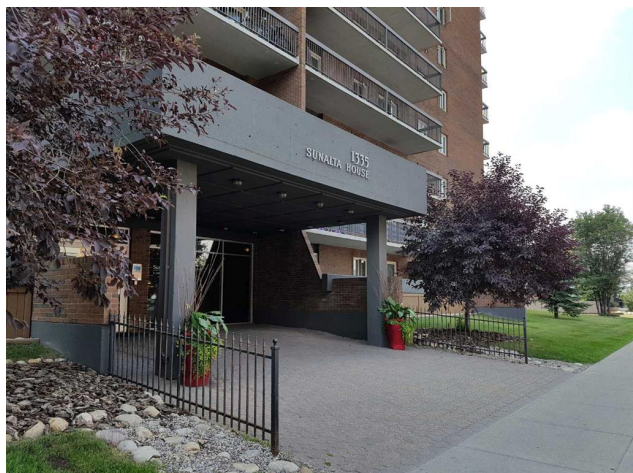


THE
A-TEAM

**RE/MAX
FIRST**

1335 12 Avenue #501, Calgary T2G 5A9

MLS® #: **A2181033** Area: **Beltline** Listing Date: **11/26/24** List Price: **\$269,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Covered,Electric Gate,Parkade**

Finished Floor Area

Abv Sqft: **856**
 Low Sqft:
 Ttl Sqft: **856**

DOM

25
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator**
 Int Feat: **No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main		Bedroom - Primary	Main	13`2" x 11`2"
Bedroom	Main	13`2" x 9`10"	Dining Room	Main	9`7" x 9`2"
Living Room	Main	16`11" x 12`7"	Kitchen With Eating Area	Main	9`5" x 11`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$528

Fee Simple
Fee Freq:
Monthly

CC-MHX

Legal Desc: 9510843

Remarks

Pub Rmks: **Excellent city view, large sunny balcony, quiet concrete building, new paint, mirror closet doors,, new ceiling L.E.D. light fixtures, walking distance to down town free ride C Train station, bus stop next to building, high speed fibre glass internet ready building, Coin laundry in the building, very bright, sunny suite, no pet, non smoking unit, quartz counter top, laminated wood floor, no carpet, Sellers relate to listing Realtor.**

Inclusions: **none**
Property Listed By: **Argent Realty & Management Ltd.**

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



