



THE
A-TEAM

**RE/MAX
FIRST**

1414 12 Street #204, Calgary T3C 3T2

MLS® #: **A2181051**

Area: **Beltline**

Listing Date: **12/04/24**

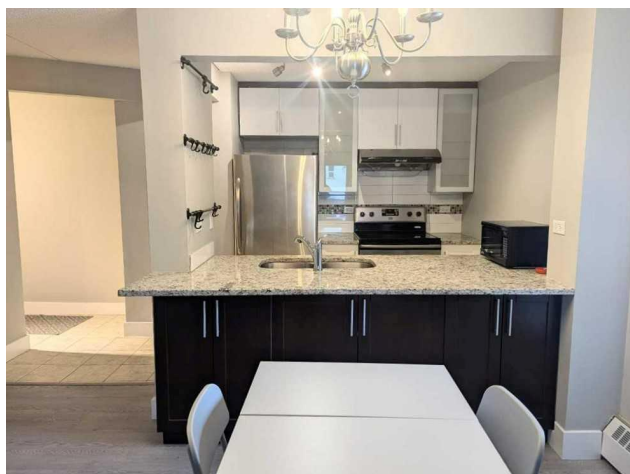
List Price: **\$229,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **658**
Low Sqft:
Ttl Sqft: **658**

DOM

17

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`10" x 4`11"
Dining Room	Main	9`7" x 5`6"
Laundry	Main	6`9" x 4`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`3" x 14`5"
Kitchen	Main	7`6" x 8`7"
Living Room	Main	12`10" x 14`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$674

Fee Simple

CC-MH

Fee Freq:

Monthly

Legal Desc: 9412295

Remarks

Pub Rmks: **Discover this stylish 659 sq. ft. SW corner one-bedroom unit in the heart of the Beltline! Featuring new windows, new wide plank laminate flooring, and an open-style kitchen with a large granite center island countertop and extra storage cabinets underneath, and ensuite washer/dryer, this home is designed for convenience and style. The spacious bedroom easily accommodates a king-size bed, and the wide-open living room is perfect for relaxing or entertaining. You'll also enjoy an upgraded bathroom vanity, a convenient storage locker, and one assigned underground heating parking stall. Located in a well-managed building, the vibrant neighborhood offers coffee shops, bars, and the 17 Avenue shopping district just steps away. The south-facing balcony is ideal for starting your day with coffee or unwinding with dinner in the evening. Come see it today!**

Inclusions:

None

Property Listed By:

Property Solutions Real Estate Group Inc.

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





204-1414 12 St SW, Calgary, AB

Main Floor Interior Area 658.69 sq ft

