

220 12 Avenue #401, Calgary T2G 0R5

MLS® #: **A2182704** Area: **Beltline** Listing Date: **12/07/24** List Price: **\$389,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **846**
 Low Sqft:
 Ttl Sqft: **846**

Heated Garage, Titled, Underground

DOM

46
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Cork**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	3`6" x 3`4"	Kitchen With Eating Area	Main	10`6" x 12`11"
Dining Room	Main	11`2" x 9`5"	Balcony	Main	5`1" x 11`9"
Living Room	Main	15`0" x 9`7"	3pc Bathroom	Main	7`9" x 5`5"
Bedroom	Main	9`7" x 12`8"	Bedroom - Primary	Main	11`4" x 11`3"
Walk-In Closet	Main	7`2" x 6`4"	4pc Ensuite bath	Main	9`2" x 8`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$797

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **0915219**

Remarks

Pub Rmks: **Welcome to #401, 220-12 Ave SE at the Keynote. Located in the heart of downtown. Close to public transportation, restaurants, coffee shops, Saddledome, and much more. This 2 bedroom, 2 bathroom condo features 9' ceilings, ton of windows, in-suite laundry, granite countertops, stainless steel appliances, and balcony. The unit also includes 1 titled parking stall, and 1 titled storage unit. A secured building with fob key entry. Some of the amenities includes a full gym, owners lounge, hot tubs, and guest suites available for out of town guest. Stop commuting into downtown for work or play. book your showing today**

Inclusions: **none**
Property Listed By: **Homecare Realty Ltd.**

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









