



THE
A-TEAM

**RE/MAX
FIRST**

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:

Heated Garage, Titled, Underground

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

77

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
Fee Freq:
Monthly

DC

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









