



THE
A-TEAM

**RE/MAX
FIRST**

220 12 Avenue #1606, Calgary T2G 0R5

MLS® #: **A2183784**

Area: **Beltline**

Listing Date: **12/19/24**

List Price: **\$415,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **818**
Low Sqft:
Ttl Sqft: **818**

DOM

117

Layout

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

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Underground

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction:
Brick,Concrete,Metal Siding
Flooring:
Carpet,Ceramic Tile,Cork
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`7" x 5`9"	4pc Ensuite bath	Main	11`3" x 6`8"
Balcony	Main	8`3" x 5`6"	Balcony	Main	12`4" x 5`11"
Bedroom	Main	10`3" x 13`7"	Kitchen	Main	11`8" x 12`2"
Living Room	Main	13`11" x 20`1"	Bedroom - Primary	Main	10`4" x 16`6"

Legal/Tax/Financial

Condo Fee:
\$785

Title:
Fee Simple

Zoning:
DC

Legal Desc:	0915219	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>The Perfect Blend of Style, Comfort, and Convenience. This executive 2-bedroom, 2-bathroom condo boasts the best layout with bedrooms thoughtfully positioned on opposite sides of the unit for maximum privacy. Bright, clean, and move-in-ready, this suite features unobstructed SE views from floor-to-ceiling windows and two private balconies that bathe the space in natural light. The sleek kitchen is a chef's dream, showcasing stainless steel appliances, including a new refrigerator and stove, granite countertops, cork flooring, and breathtaking city views. This turnkey property is designed for modern living, with central air conditioning, front-load in-suite laundry, and the added convenience of a titled underground parking stall and storage locker. Enjoy exclusive access to top-tier building amenities, including a fully equipped gym, expansive patio, residents' lounge, and two guest suites. Direct access to Sunterra Market and a main-floor liquor store makes everyday errands quick and stress-free, even in the heart of winter. Perfectly located steps from downtown, Chinatown, the Victoria Park LRT station, Saddledome, Bow River pathways, and the vibrant 17th Ave SW dining and entertainment district, this condo offers a lifestyle of comfort, luxury, and unparalleled urban convenience.</p>		
Inclusions:	N/A		
Property Listed By:	Sotheby's International Realty Canada		

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











