

**220 12 Avenue #1606, Calgary T2G 0R5**

MLS® #: **A2183784** Area: **Beltline** Listing **12/19/24** List Price: **\$425,000**  
 Status: **Active** County: **Calgary** Date: Change: **None** 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  
**33**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction:  
 Heating: **Baseboard,Natural Gas** **Brick,Concrete,Metal Siding**  
 Sewer: Flooring:  
 Ext Feat: **Other** **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

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

Legal/Tax/Financial

Condo Fee: **\$785** Title: **Fee Simple** Zoning: **DC**

Legal Desc: 0915219

Fee Freq:  
Monthly

Remarks

Pub Rmks: **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.**

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











