



THE
A-TEAM

**RE/MAX
FIRST**

1335 12 Avenue #611, Calgary T3C 3P7

MLS®#: **A2183813**

Area: **Beltline**

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

List Price: **\$249,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned,Front Drive,Garage Door Opener,Gated,Guest,Parkade,Plug-In,Secured,Stall

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

2

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard,Private Yard,Storage**

Construction: **Brick,Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Pantry,Storage**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|-------------|-----------------------|--------------------------|-------------|-----------------------|
| Living Room | Main | 56`0" x 41`0" | Dining Room | Main | 30`4" x 18`10" |
| Kitchen | Main | 38`3" x 30`11" | Bedroom - Primary | Main | 37`2" x 35`10" |
| Bedroom | Main | 37`2" x 32`3" | 4pc Bathroom | Main | 29`3" x 16`2" |
| Storage | Main | 19`2" x 17`6" | Balcony | Main | 55`3" x 17`3" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$528

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 9510843

Remarks

Pub Rmks: **OPEN HOUSE - Saturday, December 21 & Sunday, December 22 from 2:00 to 5:00 PM ... SUNALTA HOUSE ... Low Condo Fees Great Value in this Just Renovated Two Bedroom Condo ... New Laminate Flooring and Paint Throughout ... Spacious Living Room with Sliding Glass Doors to a Large Balcony ... Separate Dining Area ... Kitchen with Lots of Cupboards, Pantry, Washer Hook-Up, and Stainless Steel Appliances ... Two Good Size Bedrooms with Mirror Closet Doors & Wire Cloths Racks ... Redecorated Bathroom with New Sink & Toilet .. In Suite Storage Room ... Convenient Trash Shute Just Down the Hall ... Secure Parking Stall in the Parkade ... Low Condo Fees in This Well Managed Concrete Building with Resident Manager ... 5 Visitor Stalls in This 101 Suite Building ... Extra Storage Locker in the Lower Level Available at \$40 Per Month ... No Parking Restrictions on the Street in Front of the Building (Except 7AM to 9 AM) ... Bus Stop at the Front of the Building and Also a Dedicated Bicycle Lane on 12th Avenue ... Close to Sunalta LRT Train Station and Co-op Grocery Store ...**

Inclusions: N/A
Property Listed By: RE/MAX iRealty Innovations

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









