



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1335 12 Avenue #502, Calgary T3C 3P7**

MLS® #: **A2184023**

Area: **Beltline**

Listing Date: **12/21/24**

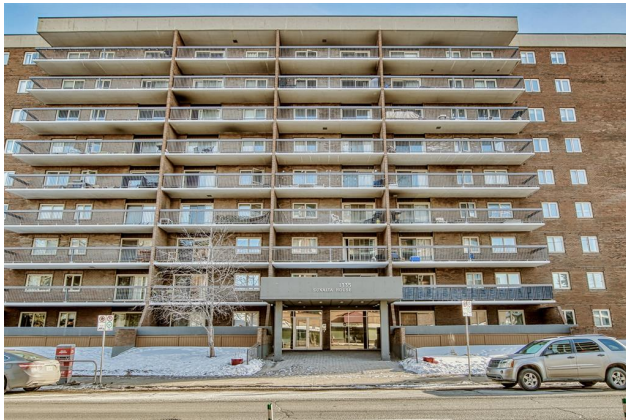
List Price: **\$270,000**

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:

Finished Floor Area

Abv Sqft: **857**  
Low Sqft:  
Ttl Sqft: **857**

DOM

**32**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 10`2"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`11" x 5`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 5`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>18`4" x 5`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 7`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 12`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$528**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-MHX**

Legal Desc: **9510843**

Remarks

Pub Rmks: **Young family and investors alert ! Corner Unit. This unit is the only if not only few units offers In-Suite Laundry!! Renovated 2 bedroom condo, underground parking, walking distance to all amenities, 17th Ave, the Core & LRT.... Open concept condo features laminate flooring throughout except for the tiled kitchen and front entry, a white kitchen with lots of storage and countertop, a breakfast bar and a large west facing balcony. There are two large bedrooms with ample room for a queen-sized bed, a renovated bathroom with soaker tub & a large in-suite storage room. Building is secured and pet friendly.**

Inclusions:  
Property Listed By: **n/a**  
**Homecare Realty Ltd.**

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





