



THE
A-TEAM

**RE/MAX
FIRST**

1335 12 Avenue #502, Calgary T3C 3P7

MLS® #: **A2184023**

Area: **Beltline**

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

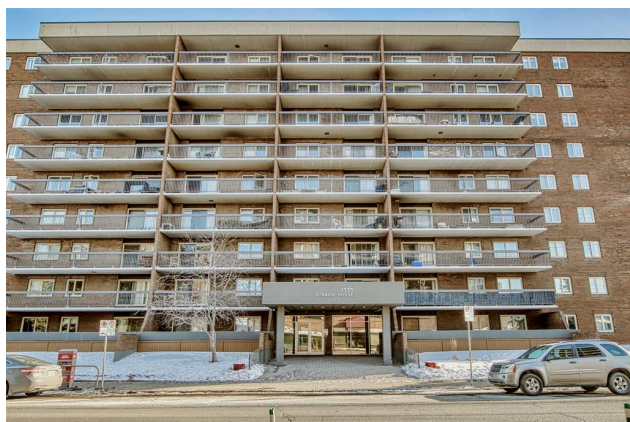
List Price: **\$270,000**

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

0

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
Kitchen	Main	11`8" x 10`2"
Entrance	Main	5`11" x 5`3"
Laundry	Main	5`11" x 5`5"
Bedroom	Main	11`3" x 9`11"
Balcony	Main	18`4" x 5`6"

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

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





