



THE
A-TEAM

**RE/MAX
FIRST**

1011 12 Avenue #101, Calgary T2R 0J5

MLS® #: **A2186445**

Area: **Beltline**

Listing Date: **01/15/25**

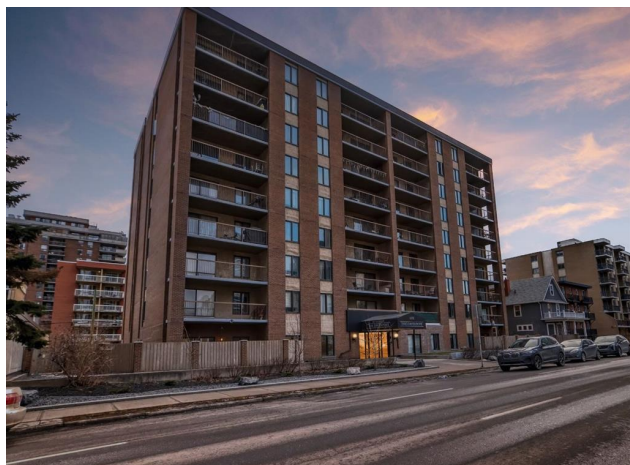
List Price: **\$314,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,035**
Low Sqft:
Ttl Sqft: **1,035**

DOM

7

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Chandelier,Closet Organizers,No Animal Home,No Smoking Home,Storage,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"
Kitchen	Main	11`2" x 10`3"
Dining Room	Main	9`2" x 10`7"
Pantry	Main	2`1" x 3`11"
Bedroom	Main	8`1" x 12`11"

Room	Level	Dimensions
Laundry	Main	7`0" x 4`4"
Entrance	Main	3`7" x 10`8"
Living Room	Main	19`5" x 12`5"
Bedroom - Primary	Main	12`0" x 18`9"

Legal/Tax/Financial

Condo Fee:
\$752

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MHX

Legal Desc: **9012552**

Remarks

Pub Rmks: **BONUS: This beautifully renovated condo includes a THIRD additional room, generously sized like a bedroom, owned by the condo corporation with 74 years remaining on its lease. The only access to this room is through the subject unit, with no alternative entry, making it feel seamlessly integrated into the home. You wouldn't even know it wasn't owned by the unit itself! With the inclusion of the third leased room, the total square footage of the unit exceeds 1200 sq ft. This extra space is perfect for small families in need of an additional room or investors looking to maximize rental potential, with an estimated income of approximately \$2250 per month. The unit has just undergone extensive renovations, including fresh paint throughout, brand-new luxury vinyl plank flooring, new 4" baseboards, a fresh tiled kitchen backsplash, and sleek LED lighting. The kitchen features stainless steel appliances, including a brand-new dishwasher, while the in-suite laundry has been updated with a brand-new washer/dryer combo for your convenience. Step outside onto the over-sized, private enclosed patio, which offers over 360 sq ft of outdoor space, ideal for children or pets to safely play and explore. Located in the heart of Calgary's vibrant Beltline, this condo is surrounded by a wealth of amenities. You're just a short stroll away from the 17th Avenue Retail and Entertainment District, Safeway, Calgary Co-op, Community Natural Foods, Mountain Equipment Co-op, plus an array of restaurants, cafes, bars, entertainment venues, schools, and public transit - everything you need is right at your doorstep. The building also offers a range of desirable amenities to complement your lifestyle, including bike storage, a games room with a pool table, a fitness centre, underground parking and ample street parking in front of the building (except 7am-9am weekdays). Not to mention, the exterior windows throughout the building were replaced just a few years ago (2021/2022), enhancing both the aesthetics and energy efficiency of the property. This exceptional condo presents a rare opportunity to own a spacious, fully renovated home in one of Calgary's most sought-after communities. Don't miss out on making this stunning property your new home!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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



