



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 12 Avenue #1203, Calgary T2R 1B5**

MLS®#: **A2187145**      Area: **Beltline**      Listing Date: **01/13/25**      List Price: **\$303,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **489**  
 Low Sqft:  
 Ttl Sqft: **489**

DOM

**40**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof: **Rubber,Tar/Gravel**  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Concrete,Metal Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**  
 Int Feat: **Granite Counters,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>12`6" x 10`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 11`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`8" x 3`0"</b>	<b>Storage</b>	<b>Main</b>	<b>5`2" x 4`9"</b>

Legal/Tax/Financial

Condo Fee: **\$383**      Title: **Fee Simple**      Zoning: **CC-X**  
 Fee Freq:

Monthly

Legal Desc: 1811544

Remarks

Pub Rmks: **Welcome to urban living at its finest! This contemporary one-bedroom condo, nestled in the heart of downtown, offers unparalleled convenience and modern comfort. Imagine being just steps away from an array of trendy restaurants, vibrant pubs, lush parks, fun-filled playgrounds, diverse shopping options, extensive bike lanes, and seamless transit connections. As you enter this chic condo, you are greeted by a stylish, modern design that flows throughout the space. The open-concept kitchen boasts sleek granite countertops, providing a perfect blend of form and function for your culinary adventures. The adjacent living area is bright and inviting, perfect for relaxing or entertaining guests. The spacious bedroom is designed with comfort in mind, offering a peaceful retreat from the bustling city outside. A four-piece bathroom showcases contemporary fixtures and finishes, adding a touch of luxury to your daily routine. For your convenience, this unit includes an in-suite storage room and in-unit laundry, ensuring that everything you need is right at your fingertips. Step out onto the private balcony and be captivated by the stunning views of the iconic Calgary Tower, a perfect backdrop for your morning coffee or evening unwind. While this unit does not include parking, the prime location ensures that you have easy access to all the amenities and attractions that make downtown living so desirable. Don't miss your chance to own this exquisite condo, where modern design meets urban convenience. Whether you're a young professional, a couple, or an investor, this property offers an exceptional lifestyle in one of the city's most sought-after neighborhoods. Schedule a viewing today and experience the best of downtown living!**

Inclusions: N/A  
Property Listed By: TREC The Real Estate Company

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













