



THE
A-TEAM

**RE/MAX
FIRST**

718 12 Avenue #205, Calgary T2R0H7

MLS® #: **A2192843**

Area: **Beltline**

Listing Date: **02/05/25**

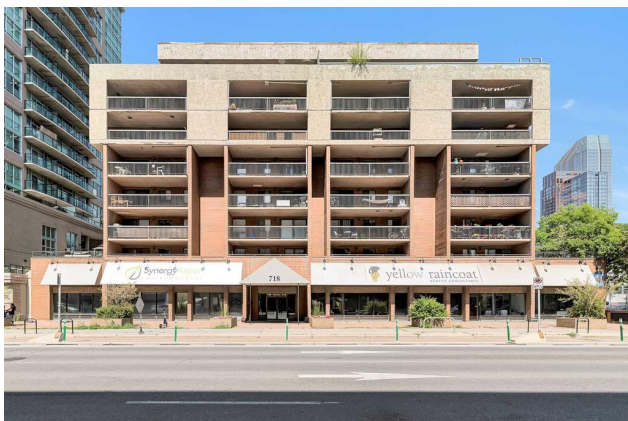
List Price: **\$249,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **835**
Low Sqft:
Ttl Sqft: **835**

DOM

66
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-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: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 11`0"
Dining Room	Main	10`0" x 6`11"
Bedroom	Main	11`7" x 7`10"
Laundry	Main	9`1" x 5`0"

Room	Level	Dimensions
Kitchen	Main	8`1" x 8`0"
Bedroom	Main	11`7" x 10`1"
4pc Bathroom	Main	8`10" x 4`11"
Balcony	Main	21`7" x 6`0"

Legal/Tax/Financial

Condo Fee: **\$784**

Title: **Fee Simple**

Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **9410472**

Remarks

Pub Rmks: **EXCEPTIONAL Downtown Living in the Heart of Calgary's City Centre! Discover a perfect starter home, downsizing opportunity, or investment property in the vibrant downtown community of Beltline. This bright and spacious 835sqf unit boasts an open layout, newer vinyl flooring installed with soundproofing technology and fresh paint throughout. Featuring 2 good sized bedrooms , 1 full bathroom, private south facing balcony, and in-unit laundry and storage for added convenience. This concrete well-managed building offers communal rooftop patio , fitness center, sauna, secure bike storage, and heated underground parking. Located just steps from everything the Beltline has to offer, you'll love the easy access to public transportation, shopping, and a variety of dining options within walking distance. Minutes to downtown, 17th Avenue, bike lane on 12th Avenue, Bow/Elbow River pathways, and close proximity to Central Memorial, Prince's Island, & Lindsay Park. Only 1 block to a major grocery store and 10 minutes to Foothills Medical Centre. Whether you're biking, walking, or taking transit, this location offers everything you need to enjoy urban living at its finest. Book your viewing today!**

Inclusions:
Property Listed By: **na
Greater Calgary Real Estate**

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



