

1334 12 Avenue #201, Calgary T3C 3R9

MLS® #: **A2194163** Area: **Beltline** Listing Date: **02/13/25** List Price: **\$229,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

DOM
69
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Parking Pad**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick, Concrete**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`9" x 19`6"	Dining Room	Main	9`1" x 12`0"
Kitchen	Main	10`8" x 10`9"	Bedroom - Primary	Main	12`0" x 9`8"
Bedroom	Main	12`0" x 9`8"	4pc Bathroom	Main	8`10" x 4`11"
Laundry	Main	5`3" x 5`4"	Entrance	Main	5`10" x 4`3"

Legal/Tax/Financial

Condo Fee: **\$860** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq: **Monthly**

Legal Desc: 9110401

Remarks

Pub Rmks: **Spacious Inner-City Corner Unit! This generously sized 2 bedroom, 1 bath condo offers over 900 sq ft of comfortable living space. The remodeled kitchen features maple cabinets and stainless steel appliances. The expansive south-facing balcony, spanning the entire length of the unit, allows full sun to shine in and provides a private outdoor retreat for BBQs and relaxation. Inside, there is an in-suite washer and storage area with common coin laundry on the main floor of the building. This unit comes with a secured outdoor covered parking stall. Building amenities include a shared outdoor entertainment area, bike storage room and a well-equipped exercise room. Situated just blocks from the bustling, 17th Avenue entertainment district offers easy access to dining, shopping, and nightlife. Boasting exceptional walkability, the nearby Bow River pathways, Kensington, and downtown are all just minutes away. Set in a professionally managed concrete building, this is urban living at its finest!**

Inclusions: None
Property Listed By: eXp Realty

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



