



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1414 12 Street #204, Calgary T3C 3T2**

MLS® #: **A2195790**

Area: **Beltline**

Listing Date: **02/24/25**

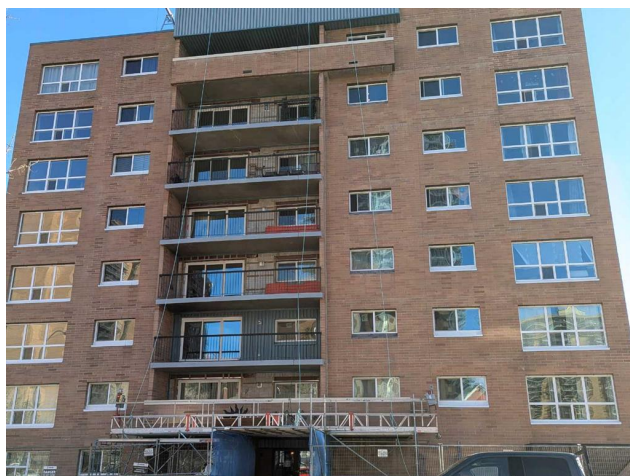
List Price: **\$218,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **658**  
Low Sqft:  
Ttl Sqft: **658**

DOM

**0**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 5`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`9" x 4`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 14`11"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$674**

**Fee Simple**

**CC-MH**

Fee Freq:  
**Monthly**

Legal Desc: **9412295**

Remarks

Pub Rmks: **Step into this modern and inviting 659 sq. ft. southwest corner one-bedroom unit, perfectly situated in the heart of the Beltline. With brand-new windows, stylish wide plank laminate flooring, and a thoughtfully designed open-concept kitchen featuring a spacious granite island with extra storage below, this home blends functionality with contemporary charm. The bedroom comfortably fits a king-size bed, while the bright and airy living room provides the perfect space to unwind or entertain. Additional highlights include an upgraded bathroom vanity, in-suite laundry, a private storage locker, and a heated underground parking stall. Nestled in a well-managed building, this prime location puts you just steps from trendy coffee shops, lively bars, and the shopping and dining scene of 17th Avenue. Enjoy your morning coffee or evening meal on the sun-filled south-facing balcony. Don't miss out—schedule a viewing today!**

Inclusions: **N/A**  
Property Listed By: **Property Solutions Real Estate Group Inc.**

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





204-1414 12 St SW, Calgary, AB

Main Floor Interior Area 658.69 sq ft

