



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1011 12 Avenue #102, Calgary T1Y 6J2**

MLS® #: **A2197299**

Area: **Beltline**

Listing Date: **02/27/25**

List Price: **\$309,900**

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: **804**

Low Sqft:

Ttl Sqft: **804**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**1**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment-Single  
Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**

Sewer:  
Ext Feat: **Garden,Private Yard**

Construction:  
**Brick,Concrete**

Flooring:  
**Laminate,Slate**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Closet Organizers,No Smoking Home,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$603**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-MHX**

Legal Desc: **9012552**

Remarks

Pub Rmks:

**Welcome to the Davenport! Centrally located this well run concrete building in the Beltline is a rare find! What sets this unit apart? The privacy and the expansive outdoor space! This unique location of this unit makes it incredibly private. Located in a separate area off the main lobby, this unit only shares this space with one other residential unit and the common space (which is rarely used). The second feature is the large patio which is approximately 250 square feet and is dedicated to the unit which is surrounded by a larger wrap around patio making it a private oasis and perfect for your fur friends. This unit is on the back south side of the building and is surrounded by planters adding to the privacy and creating an amazing outdoor space that is lively and green in the summer. Inside the unit you will find an efficient galley kitchen with a good amount of counter and cupboard space and a large pantry/storage area for your extra appliances and pantry items. The dining area fits a large table for your entertaining needs. The living room is spacious and bright and the large space allows for multiple furniture configurations. The primary bedroom has ample room for a King bed and the custom built in closet is perfect for your clothing, shoes and accessories. The 3 piece bathroom has beautiful slate tile and a large shower with a glass door and a vessel sink. Another great feature setting this unit apart from others in the building is it has both a washer and dryer (not a combo unit) which is newly installed with custom built in storage next to it. Other notable updates: new luxury vinyl plank flooring through the living space including the bedrooms, new scrape down ceiling, painted throughout, new baseboards, custom black out blinds, new dishwasher (2024), new bathroom sink, new toilet, new faucet in kitchen and bathroom, nest fire alarm and CO detector, new light fixtures, and custom benches with storage. This unit comes with assigned underground heated parking and the building has a fitness centre, a rec room with billiards and is located close to shopping, groceries and parks! Incredibly pet friendly and no size or weight restrictions for pets. Don't miss your opportunity to call this your new home!**

Inclusions:

Property Listed By:

**Storage Benches in Dining Space  
Charles**

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







