

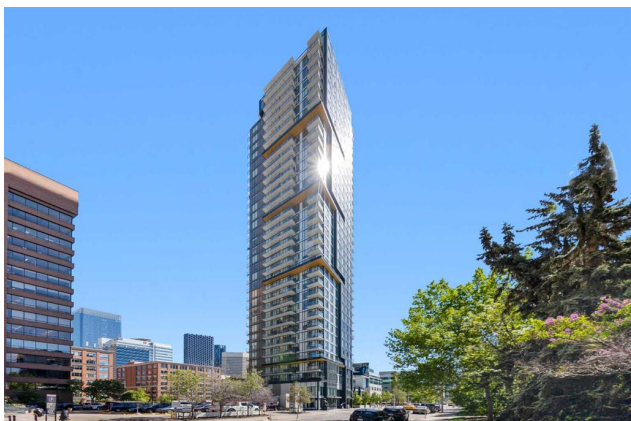


THE
A-TEAM

**RE/MAX
FIRST**

310 12 Avenue #3205, Calgary T2R 1B5

MLS® #: **A2197564** Area: **Beltline** Listing Date: **02/26/25** List Price: **\$549,000**
 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:

Underground

Finished Floor Area

Abv Sqft: **752**
 Low Sqft:
 Ttl Sqft: **752**

DOM

0

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Microwave,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Granite Counters,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$575**
 Title: **Leasehold**
 Fee Freq: **Monthly**

Zoning: **CC-X**

Legal Desc: **1811544**

Remarks

Pub Rmks: **Experience unparalleled luxury living on the 32nd floor of this stunning apartment with breathtaking downtown views. This impeccably designed 2-bedroom, 2-bathroom residence features a high-end kitchen with built-in appliances for a sleek, clutter-free look, and offers spacious private areas for ultimate comfort. Enjoy peace of mind with 24-hour security in this exclusive building. Enjoy indoor gym, luxury patio barbecue and meeting room, indoor parking and extra storage space. Don't miss the chance to own this exquisite home - contact us today to schedule a viewing.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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

