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206, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2163322



\$175,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	556 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Well-situated Beltline condo, just minutes from downtown, ideal for investors, renovators, and first-time homebuyers. This one-bedroom, one-bathroom unit is located in a quiet, concrete-constructed building in the sought-after community of Sunalta. The open floor plan features a spacious living room with patio door access to a large balcony. The condo includes a well-sized bedroom, a 4-piece bathroom, and in-suite storage. Enjoy easy access to downtown amenities and attractions. The unit comes with an outdoor assigned parking stall, and pets are welcome pending board approval. Located near shopping, restaurants, and transportation, this condo is in need of some TLC and is priced accordingly. Book your private viewing today to seize the opportunity to live in Calgary's inner city.