

780-978-0157  
jenniferstudent@me.com

104, 1717 12 Street SW  
Calgary, Alberta

MLS # A2170798



**\$183,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	487 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Water:** -

**Floors:** Laminate, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 451

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** n/a

Lower Mount Royal location, Vacant. Upgraded, clean. freshly painted 1 bedroom unit on the main floor. Parking stall leased for \$50 a month. First parking stall in front of the unit. Some units used as short time rentals. Walk to 17 Ave, close to downtown. Laundry facility across the unit / coin laundry/. Small dogs are allowed.