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204, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2171705



**\$259,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Concrete Driveway, Covered, Enclosed, Garage Door Opener, Gate		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 424
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Fiber Optics, High Speed Internet, See Remarks
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** none

Extra large 1 bedroom suite. Huge patio with gate to access the secured common deck. Professionally managed. condominium building. Excellent inner city location. 5 minutes walking distance to Sunalta C-Train; about 10 minutes walk to Downtown C-train free ride zone, Coop Midtown Food Centre and Safeway grocery stores. Close to Connaught elementary School, Mount Royal junior high school, Western Canada High School. This unit faces south in a very quiet location and with a lot of sun light. Fibre optic high speed internet ready building. Covered parking stall including. Secured entry system, multiple interior security cameras on every floor and parkade. on a one way street with biking lane, easy access to the river, Sunalta Park, Downtown core, 17 Avenue shops and amenities, heat & water included in condo fee. Seller relates to listing Realtor.