

503, 1315 12 Avenue SW
Calgary, Alberta

MLS # A2173979



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	889 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: -

Condo Fee: \$ 732

Basement: -

LLD: -

Exterior: Concrete, Stucco

Zoning: CC-MHX

Foundation: -

Utilities: -

Features: Kitchen Island, Laminate Counters, Open Floorplan

Inclusions: TV Wall Mount, 2 Garage Remotes, 2 Building Fobs

Welcome to this spacious & bright corner unit in the heart of Calgary's vibrant Beltline district! Boasting 2 bedrooms on separate sides of the living space & 2 full baths, this stunning condo also has a large entryway & 9-foot ceilings, creating a welcoming & open atmosphere. The island kitchen features a convenient eating bar, a gas stove, ample cabinets, & plenty of counter space, making it perfect for both cooking & entertaining. The living room is bathed in natural light from the north & west-facing windows, and includes a cozy gas fireplace, with garden doors leading to a private balcony, complete with a gas BBQ hookup—ideal for summer grilling. You'll love the feeling of space as you look out from your spacious balcony! The large master bedroom includes a full ensuite, while hardwood floors run throughout most of the unit, enhancing its elegance. Concrete construction ensures privacy & peace, while the unit also includes a titled underground parking stall with additional storage at the front of the stall. Recent updates include a renovated bathroom with a new shower, new fridge, engineered hardwood & full-size washer and dryer. This beautiful condo offers a perfect blend of style, comfort, & convenience in one of Calgary's most sought-after locations. Walk to restaurants, coffee shops & all amenities!!