

2504, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2174089



\$529,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,022 sq.ft.	Age:	2008 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating: Central, Fan Coil, Electric, Forced Air

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt/Gravel

Condo Fee: \$ 809

Basement: None

LLD: -

Exterior: Concrete

Zoning: CC-X

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Elevator, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Recreation Facilities, Smart Home, Storage, Walk-In Closet(s), Wired for Data

Inclusions: Smart Thermostat, Alarm system

For more information, please click on Brochure button below. Sub-penthouse, quiet, 2-bedroom, 2-bath top floor inner city condo unit. This large condo has 9' ceilings, engineered hardwood floors and tile throughout the unit, quartz countertops, stainless steel appliance package with a natural gas range cook top. Master bedroom with walk-in closet and 4-piece en-suite. Motorized blackout blinds cover all floor to ceiling windows throughout the unit for privacy. Comfortable with concrete construction & central A/C. Northeast large balcony with downtown skyline views. Amenities include 24-hour concierge, 24-hour security, fully equipped gym and yoga studio, party room, guest suite, central courtyard, heated underground resident & visitor parking. Condo unit includes one secure, underground and heated parking stall and storage unit. Close to 17th Avenue shops and restaurants and walking distance to commercial downtown.