

611, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2183813



**\$249,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Front Drive, Garage Door Opener, Gated, Guest, Parkade, Plug-In,		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Storage		
<b>Inclusions:</b>	N/A		

OPEN HOUSE - Saturday, December 21 & Sunday, December 22 from 2:00 to 5:00 PM ... SUNALTA HOUSE ... Low Condo Fees ..... Great Value in this Just Renovated Two Bedroom Condo ... New Laminate Flooring and Paint Throughout ... Spacious Living Room with Sliding Glass Doors to a Large Balcony ... Separate Dining Area ... Kitchen with Lots of Cupboards, Pantry, Washer Hook-Up, and Stainless Steel Appliances ... Two Good Size Bedrooms with Mirror Closet Doors & Wire Cloths Racks ... Redecorated Bathroom with New Sink & Toilet .. In Suite Storage Room ... Convenient Trash Shute Just Down the Hall ... Secure Parking Stall in the Parkade ... Low Condo Fees in This Well Managed Concrete Building with Resident Manager ... 5 Visitor Stalls in This 101 Suite Building ... Extra Storage Locker in the Lower Level Available at \$40 Per Month ... No Parking Restrictions on the Street in Front of the Building (Except 7AM to 9 AM ) ... Bus Stop at the Front of the Building and Also a Dedicated Bicycle Lane on 12th Avenue ... Close to Sunalta LRT Train Station and Co-op Grocery Store ...