

502, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2184023



**\$270,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 528

**LLD:** -

**Zoning:** CC-MHX

**Utilities:** -

**Inclusions:** n/a

Young family and investors alert ! Corner Unit. This unit is the only if not only few units offers In-Suite Laundry!! Renovated 2 bedroom condo, underground parking, walking distance to all amenities, 17th Ave, the Core & LRT.... Open concept condo features laminate flooring throughout except for the tiled kitchen and front entry, a white kitchen with lots of storage and countertop, a breakfast bar and a large west facing balcony. There are two large bedrooms with ample room for a queen-sized bed, a renovated bathroom with soaker tub & a large in-suite storage room. Building is secured and pet friendly.