

780-978-0157
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104, 1717 12 Street SW
Calgary, Alberta

MLS # A2187711



\$179,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	487 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete, Other, Wood Frame

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 451

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Great location, walk to 17 Ave bars and restaurants. Lower 1 bedroom unit . Freshly painted, upgraded with modern kitchen cabinets, nice island. Bedroom with regular closet and walk in storage / closet. Nice bathroom. Large living room. Laundry room across the hallway. Parking stall #5 in front of the unit leased for \$50 a month. Small dogs allowed. TENANT occupied from February 1, 2025 , one year lease.