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308, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2201424



\$439,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	859 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities		

Inclusions: N/A

Welcome to your dream home in the heart of the vibrant Beltline neighborhood! This inviting southwest corner unit is a newly renovated two bedroom, two bathroom apartment condominium that offers a perfect blend of location, style, and luxury. Situated in a unique condo building surrounded by shops, parks, and some of the best restaurants in town. This home is a true gem awaiting its new owners. As you step inside, you'll be captivated by the elegant and functional layout of this exquisite condo. It impresses with its stylish design and abundant natural light streaming through the full-height windows that provide views of this southwest community. The open kitchen, featuring new cabinetry has stainless appliances and is a true chef's delight. The large island with quartz countertops, and undermount sink, serves as a natural gathering spot. The kitchen also has a built-in coffee station and pantry drawers. The beautiful, engineered hardwood flooring adds a touch of elegance and sophistication to the overall design. Every detail of this renovated home has been meticulously thought out to create a truly exceptional living experience. The spacious living area, with its high ceilings, invites you to relax and unwind. From here, you can access the private and spacious balcony, where you can enjoy your morning coffee or evening glass of wine. The views and peaceful ambiance make this balcony an enticing spot at any time of the day. The primary bedroom is a true sanctuary, with views overlooking the school yard across the street. A walk-through closet leads to a beautifully renovated ensuite with dual sinks, updated faucets and shower system that provide a private oasis within your home. The second bedroom, perfectly sized for a child's bedroom or a fantastic home office space, offers versatility and flexibility. The main bathroom and a storage closet with stacked

washer and dryer are tucked away in the front foyer, ensuring functional spaces without compromising the aesthetics. From flooring and kitchen cabinetry to the new bathrooms, no expense has been spared to create a home that reflects contemporary elegance and timeless appeal. It also includes air conditioning. Living in the Beltline means having access to all the unique features of this vibrant community. Within close proximity to main routes and directly adjacent to the 12th Avenue bicycle lanes you can conveniently explore everything the city has to offer. The unit includes a tiled parking stall in the underground parkade that also has visitor parking. The building features 24-hour concierge, a lounge, a gym, a courtyard with garden and even hotel-style guest suites, making it one of the best-appointed complexes in the area. Call today to view this fantastic home!