



605, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2281583



\$309,900

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 663 sq.ft. **Age:** 2008 (18 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 568

LLD: -

Zoning: CC-X

Utilities: -

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Mixed
Foundation:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: n/a

comfort, well-maintained air-conditioned 1-bedroom + den condo, located in the heart of Calgary's Beltline. An efficient open-concept layout seamlessly connects the kitchen, dining, and living areas. The U-shaped kitchen is equipped with a gas cooktop, oven, microwave hood fan, refrigerator, dishwasher, tiled backsplash, ample cabinetry, and a breakfast bar island. Sliding doors from the living room open onto a generously sized balcony. floor-to-ceiling windows complete the bright bedroom and living room. The den/storage provides excellent flexibility to set up an office. Refrigerator is brand new. The unit includes titled heated underground parking. Building amenities include full time concierge, bike storage room, guest suites, fitness room, party room, in building visitor parking.