



GRASSROOTS
REALTY GROUP

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206, 718 12 Avenue SW
Calgary, Alberta

MLS # A2278007



\$250,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	-	Condo Fee:	\$ 774
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: all window coverings

Rare opportunity! Looking for a personal patio paradise?? Look no further! This beautiful end unit boasts a large 400 sqft patio that was recently redone with composite decking. And what's better than one patio, but two! Having an additional south facing patio you are sure to be able to entertain (especially during Stampede!) and enjoy some rays here! The condo itself has been tastefully updated throughout. From the updated kitchen (2021) with shaker style cabinets and stainless-steel appliances to the newly installed engineered hardwood floors this home is not to be missed! There are 2 generous sized bedrooms and a renovated bath with walk-in shower. In suite laundry room with storage and an assigned parking stall in the heated underground parkade complete this home. No gym membership is needed, as the Sandpiper has fitness facilities, sauna/steam room and bike storage. Centrally located and close to transit, restaurants and shops, this a great home for anyone looking to buy their first home, downsizing or looking for an investment property.