



**GRASSROOTS**

REALTY GROUP

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**6, 1212 12 Street SW  
Calgary, Alberta**

**MLS # A2294336**



**\$449,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

\*\*\* Price Improvement!\*\*\* Exceptional Executive-style Townhome in the heart of the Beltline &ndash; Welcome home to #6 1212 12St SW! Featuring a prime location in the quiet & desirable Eden Gate complex, this corner unit offers a versatile two-storey floor plan perfect for young professionals, roommates, or couples who value extra room for guests and entertaining. The main level impresses with 9-foot ceilings, a cozy gas fireplace, and a West-facing balcony, complemented by a kitchen boasting granite countertops, stainless steel appliances, and a second balcony overlooking the secluded inner courtyard. Upstairs you will find the luxurious primary retreat showcasing dual closets, custom built-ins, and 4-piece ensuite bath with oversized walk-in shower, jetted tub, and heated floors. The enclosed laundry space is conveniently located on the upper level as well. Downstairs you will find an extra 400+ sf in the fully finished basement with second gas fireplace &ndash; perfect for your home office, recreation space, or second bedroom complete with 3-piece bathroom. The utility/storage space completes this level. Additional features include gated ground-level entry into the private 10-unit complex & detached garage with parking for 1 vehicle. This incredible unit is tucked away in the quieter end of the Beltline while still being walking distance to the city's best dining, shopping, nightlife, and local C-train station. This is urban living at its finest &ndash; Book your viewing today!