



GRASSROOTS

REALTY GROUP

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1902, 220 12 Avenue SE
Calgary, Alberta

MLS # A2309632



\$419,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Cork, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 693
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: NA

First time on Market! This unique and highly functional Guitar floor plan features TWO Balconies, one off the dining area and one from the master bedroom. This unit showcases 9' ceilings, floor-to-ceiling windows, cork flooring, granite countertops, stainless steel appliances and full-height kitchen cabinetry. Enjoy unobstructed mountain views along with downtown views, including the tower/TELUS building, all from your bright, open-concept living space. Life is effortless with Sunterra Market located inside the building, with direct elevator access so you never have to step outside, plus a large second-floor fitness centre, homeowners' lounge with pool table and big-screen TVs, and an outdoor patio with BBQ. A heated underground parking stall and secured bicycle storage complete this turn-key urban home in one of Calgary's most convenient downtown locations.