



2401, 220 12 Avenue SE
Calgary, Alberta

MLS # A2313472



\$875,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,545 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fan Coil	Water:	-
Floors:	Carpet, Stone, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,245
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: Some furnishings are negotiable.

Towering above the city, executive living showcases panoramic views of the Rocky Mountains and glittering downtown skyline. This address isn't just central—it's strategic. With the highly anticipated Calgary Ice District on the horizon, you're not only investing in a luxury home, you're investing in the city's future. Positioned steps from the Saddledome and Stampede Park, this location is set to become the beating heart of Calgary's sports, entertainment, and culture scene—a world-class hub that will elevate property values and prestige for years to come. The WOW starts at the front entry when you are struck by the 10-foot ceilings and floor-to-ceiling windows with massive spans of glass - the views command attention. A sleek layout with 2 bedrooms and 2 bathrooms with a walk in closet sure to impress! The nearly 20-foot balcony offers front-row seats to mountain sunsets and city lights, perfect for entertaining or unwinding. In concrete with no neighbours on the bedroom side, it offers unrivalled quiet. Imagine sinking into bed, the fireplace glowing beside you, as the lights of the Calgary Tower twinkle in the distance—a nightly view reserved only for the few at the top. The ensuite is clad in rich limestone with a private water closet, and the custom walk-in closet—designed by California Closets—provides the organization and polish you'd expect at this level. More than four walls—it comes with a lifestyle amenities including Sunterra Market and Market Bar at your doorstep, a professional fitness center and cardio room, guest suites for visitors, and direct access to the +15 network, river pathways, and the city's expanding core. Two Titled "Rock-Star" parking stalls and storage locker come with this purchase.