



1906, 220 12 Avenue SE  
Calgary, Alberta

MLS # A2317413

**\$389,900**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 633
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Experience upscale urban living in this beautifully appointed 2-bedroom, 2-bathroom executive condominium located in Calgary's vibrant Beltline district. Offering 810 sq. ft. of thoughtfully designed living space, this bright and modern home combines luxury, comfort, and convenience. The open-concept floor plan is enhanced by soaring 9-foot ceilings and floor-to-ceiling windows that showcase spectacular city views while filling the space with natural light. The gourmet kitchen features full-height cabinetry, granite countertops, and stainless steel appliances, making it perfect for both everyday living and entertaining. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite bathroom. A well-sized second bedroom is conveniently located beside the 4-piece main bathroom, offering flexibility for guests, roommates, or a home office. Additional features include central air conditioning, in-suite laundry, one titled underground parking stall, and a rare oversized secured storage room located in the parkade. Approximately the size of a bedroom, this exceptional storage space provides ample room for bicycles, sporting equipment, seasonal items, luggage, and other belongings that are difficult to accommodate in a typical condominium storage locker. Residents enjoy exceptional building amenities, including a fully equipped fitness centre, concierge service, rooftop garden with two gas BBQs, and an owner's lounge complete with comfortable seating, a wet bar, flat-screen TVs, and a pool table. The convenience is unmatched with Sunterra Market, Sunterra Restaurant, Starbucks, and RBC located right within the building. Just steps from downtown offices, the Plus-15 network, C-Train stations, 17th Avenue shopping and dining, and Stampede Park, this location offers the very best of Calgary's urban lifestyle.