



**GRASSROOTS**  
REALTY GROUP

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**1132 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2320416**



**\$319,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 843 sq.ft.                          | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | See Remarks, Street Lighting        |               |                   |

|                    |                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane                                                                                          | <b>Condo Fee:</b> | \$ 738 |
| <b>Basement:</b>   | None                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco                                                                                  | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Recreation Facilities, Separate Entrance, Storage |                   |        |

**Inclusions:** N/A

Welcome to Stella! Located in one of Calgary's most vibrant and walkable neighborhoods, this 2-bedroom, 2-bathroom townhouse offers the perfect mix of comfort, convenience, and lifestyle. With direct street access, this home has a unique feel that blends the privacy of a townhouse with the benefits of condo living, ideal for professionals, first-time buyers, or investors. Inside, the home features a bright and open layout with 9-foot ceilings and large windows that bring in plenty of natural light. The kitchen is both stylish and functional with granite countertops, stainless steel appliances, and plenty of cabinet space for storage and meal prep. The living and dining areas flow comfortably together, creating a great space for everyday living or hosting friends. Both bedrooms are well-sized, including a primary bedroom with a private, south facing balcony and its own ensuite, while the second bedroom and additional full bathroom offer flexibility for guests, roommates, or a home office setup. This unit also includes one titled underground parking stall, as well as an assigned storage locker. Residents of the building enjoy access to great amenities, including a fully equipped gym, steam rooms, concierge service, guest suite, bike storage, underground visitor parking, lounge, and central courtyard. Step outside the unit and you're surrounded by everything that makes inner-city Calgary so appealing. Being a short walk to Co-op, No Frills, liquor store, Tim Hortons, Good Earth, and 17 Ave shopping, this location offers excellent potential for short-term or executive rentals. The easy access to LRT is also a major perk for student commute to U of C and SAIT. If you're looking for low-maintenance inner-city living with style and convenience, this is the property for you!

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