



**GRASSROOTS**  
REALTY GROUP

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708, 718 12 Avenue SW  
Calgary, Alberta

MLS # A2321339



**\$179,900**

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | Beltline                                      |        |                   |
| Type:     | Residential/High Rise (5+ stories)            |        |                   |
| Style:    | Apartment-Single Level Unit                   |        |                   |
| Size:     | 739 sq.ft.                                    | Age:   | 1980 (46 yrs old) |
| Beds:     | 1                                             | Baths: | 1                 |
| Garage:   | Assigned, Heated Garage, Parkade, Underground |        |                   |
| Lot Size: | -                                             |        |                   |
| Lot Feat: | -                                             |        |                   |

|             |                                                             |            |        |
|-------------|-------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                           | Sewer:     | -      |
| Roof:       | -                                                           | Condo Fee: | \$ 707 |
| Basement:   | -                                                           | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco                                     | Zoning:    | CC-X   |
| Foundation: | -                                                           | Utilities: | -      |
| Features:   | Built-in Features, Open Floorplan, Quartz Counters, Storage |            |        |

Inclusions: None

RENOVATED SUB PENTHOUSE LEVEL 1-BEDROOM + DEN/ 1 BATHROOM WITH HEATED UNDERGROUND PARKING, FITNESS CENTRE & SAUNA! Perfect for young professionals, first-time buyers, or those seeking an urban lock-and-leave lifestyle, this professionally renovated sub-penthouse unit offers an exceptional blend of style, functionality, and location in the heart of the Beltline. A welcoming foyer features two oversized storage closets and convenient in-suite laundry, while fresh neutral paint and mahogany luxury vinyl plank flooring creates a warm, modern feel throughout. The renovated kitchen is beautifully appointed with peppercorn cherry cabinetry, quartz countertops, stainless steel appliances, ceramic tile flooring, and ample storage and prep space. The spacious living and dining areas provide flexibility for entertaining, relaxing, or working from home, while the large den offers excellent versatility as a home office, reading room, or extra storage. Floor-to-ceiling patio doors flood the home with natural light and open onto an expansive private balcony showcasing stunning views of Calgary's downtown skyline, including the iconic Calgary Tower. The generously sized bedroom offers a comfortable retreat with easy access to the updated 4-pc bathroom, featuring a new bathtub, updated vanity, ceramic tile flooring, and a spa-inspired rainfall showerhead. This well-managed concrete building provides enhanced sound attenuation and privacy, along with excellent amenities including a fitness centre, sauna, garbage chute, and secure heated underground parking. Located in the heart of Beltline, residents enjoy unparalleled walkability to downtown office towers, Stephen Avenue, The Core Shopping Centre, Central Memorial Park, Safeway, caf  s, restaurants, entertainment venues, transit, and Calgary's extensive

pathway network. This is inner-city living at its finest.