



GRASSROOTS
REALTY GROUP

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811, 1335 12 Avenue SW
Calgary, Alberta

MLS # A2329720



\$256,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Gated, Parkade, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 573
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

East facing corner unit over 800 sq. ft. with city view. Renovated kitchen with Quartz counter top and new lower cabinets. L.E.D. ceiling light fixtures. Very well managed quiet concrete condo building. Covered parkade with 1 assigned stall. Walking distant to school, church, C-train, buses, downtown, trendy shops, restaurants. Best for professional workers; small families. Building is pre-wired for high speed FIBRE OPTIC internet. Secured electronic entry system. Security cameras on each floor, lobby and parkade. Energized with security gated parkade. Motivated seller. Listing Realtor has interest.