



GRASSROOTS
REALTY GROUP

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701, 1414 12 Street SW
Calgary, Alberta

MLS # A2345290



\$223,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Heated Garage, On Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 840
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Storage		

Inclusions: All furniture and cooking stuff if you want them

Come and check out this 7th floor apartment that sits on the north side of the building facing onto downtown and which has fabulous 180 degree views of the downtown, north and west sides of the city and you can see how close you will be into downtown. This unit has over 800 square feet of living space and features a large balcony, in suite laundry, large living room and bedrooms, cozy kitchen and dining areas and to top it off it comes with a large storage room and a heated underground parking space.. This apartment has been lived in by a single gentleman for many many years and as such it needs TLC but it would be a very worthy place to start your journey as a buyer and or investor. Terra Del Sol is a gorgeous building with great curb appeal and it sits in a fabulous inner city community close to so may amenities, grocery stores, parks, schools, restaurants, , transit , etc. it would be a great place to start your home buying journey. Quick possession is possible and if you like all the furniture can stay and or it can go away. Come and have a look.