



GRASSROOTS
REALTY GROUP

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707, 788 12 Avenue SW
Calgary, Alberta

MLS # A2350405



\$329,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 594
Basement:	None	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

** Please click on "Videos" for tour ** Stunning downtown views from this 2 bedroom, 2 bathroom condo high up on the 7th floor with no obstructions! Features include: over 800 sq ft, good-sized balcony, heated bathroom floors, SS appliances, granite counters, 1 titled parking space, 1 assigned storage locker, 2 good-sized bedrooms on opposite sides of the unit, 2 bathrooms, very reasonable condo fees (\$594.17) includes all utilities except electricity AND concierge service Monday through Friday 9:00am - 5:00pm, large laundry room with full-sized washer/dryer, ice-cold central air and much more! Location is outstanding - 1 block to grocery store/all amenities, transit/LRT close but not too close, walk to the Bow River and very easy access to all major routes! Vacant, clean and ready for new owners! Immediate possession!