

302, 1414 12 Street SW
Calgary, Alberta

MLS # A2224674



\$214,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Immaculate, bright, west facing corner unit! Airy, open concept kitchen, dining and living room with brand new, oversized windows. Spacious bedroom and closet, updated bathroom and like new laminate flooring throughout. The oversized balcony with sunny west exposure is a great place to unplug and unwind. Enjoy the comfort and convenience of insuite laundry, a separate storage locker and secure underground parking. Situated in the heart of the Beltline neighborhood of West Connaught. Steps from the historical Brigden Block, Connaught Park, Thompson Family Park, Safran Centre green space and appealing streetscapes. Surrounded by an impressive, progressive public realm, healthy urban canopy, walking, wheeling options and abundant amenities. All this within an easy stroll to downtown and the endless shops, restaurants, and entertainment of 17th Avenue. Urban living at its finest!