

401, 1315 12 Avenue SW  
Calgary, Alberta

MLS # A2294100



## \$329,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Concrete

**Condo Fee:** \$ 779

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** CC-MHX

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, Chandelier, Crown Molding, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Track Lighting

**Inclusions:** N/A

Mark your Mark at The Monoco! Welcome to Unit 401 — an exceptional corner unit in the heart of Connaught, one of Calgary's most vibrant and walkable inner-city communities. Just minutes to downtown and steps from the energy of 17th Avenue, this 2 bedroom, 2 bathroom condo offers the perfect blend of style, comfort, and location. This bright, move-in ready home features 9' ceilings and a well-designed open-concept layout that maximizes both space and natural light. The kitchen is beautifully appointed with granite countertops, stainless steel appliances, maple cabinetry, ceramic tile flooring, a tiled backsplash, and a central island with bar seating — ideal for casual dining or entertaining guests. The spacious living room is anchored by a built-in entertainment unit and flows seamlessly to French doors leading onto your private balcony. As a corner unit, you'll enjoy expanded sightlines and an abundance of natural light. For an even more impressive experience, take advantage of the building's rooftop patio, offering incredible views and the perfect setting for entertaining. The primary bedroom is generously sized and features a 4-piece ensuite with a jetted soaker tub, creating a true retreat. A second bedroom provides flexibility for guests, a roommate, or a home office. Both bathrooms have been updated with granite countertops and tiled tub surround and shower. Additional highlights include in-suite laundry and a heated, underground titled parking stall — a must-have for inner-city living. Whether you're a professional, investor, or looking to enjoy the best of Calgary's urban lifestyle, this is a rare opportunity in a sought-after location.