

1305, 788 12 Avenue SW  
Calgary, Alberta

MLS # A2207980



**\$320,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates & new flooring, waterfall quartz countertops, and fresh blinds & bring a sleek, contemporary feel. The open-concept layout is enhanced by floor-to-ceiling windows and nine-foot ceilings, creating an airy, inviting atmosphere in the spacious living room. A built-in desk provides a dedicated workspace, while the in-suite laundry room offers extra storage. This unit comes with an additional storage locker in the building for even more convenience. The private west-facing balcony is the perfect spot to unwind, with glimpses of The Rocky Mountains adding to the charm. Stay comfortable year-round with air conditioning, and enjoy the perks of titled underground parking, including a car wash bay to keep your vehicle looking its best. Located in a vibrant neighbourhood just one block from Safeway and surrounded by shops, restaurants, and parks, this condo offers the perfect balance of comfort, style, and convenience.