

**405, 1414 12 Street SW**  
**Calgary, Alberta**

**MLS # A2213480**



**\$309,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 811
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** None

Experience the best of urban life in this sleek and modern 2-bedroom condo located in Beltline. Offering over 806 sq. ft. of stylish living space, this move-in-ready unit features an open-concept layout flooded with natural light. Enjoy a pristine white kitchen complete with stainless steel appliances and elegant butcher block countertops. Brand-new vinyl plank flooring and fresh paint mean you won't have to lift a finger after you move in. Both bedrooms are generously sized, but the master bedroom is huge. There is a beautifully updated 4-piece bathroom plus lots of storage. There is a large south facing balcony that gets plenty of natural sunlight, perfect for growing some plants or just enjoying some sunshine. Additional perks include a private storage locker and a heated underground parking stall for your convenience. Situated in a well-managed building that has recently had an overhaul of the exterior including all new windows, you are set for years to come. Living here you'll be just steps away from trendy cafés, vibrant bars, and the shopping and dining options of lively 17th Avenue. Don't miss this opportunity to live in one of the city's most dynamic neighborhoods!