

**606, 718 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2217705**



**\$239,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Sauna, See Remarks		

**Inclusions:** 3 sets of keys with fobs

You can enjoy the view and the SUNSHINE all year round. 6th floor south exposed PREMIER LOCATION. Only ONE common wall allowing for a west kitchen window. Secure UNDERGROUND parking for year round comfort and convenience. Both suite and parking are a SHORT DISTANCE TO THE ELEVATORS (2). Counters are QUARTZ with undermount sinks. Laminate and tile flooring. Insuite laundry. Secure BIKE storage. Exercise gym with sauna with 3 piece bathrooms. Heat, water and sewer are included. Balcony is LARGER than most at 30 ft. (end unit). Central TRENDY location near to many amenities with bike lanes out front. BUS stop also right out front. C-TRAIN a short 8 minute walk away.