

**203, 1717 12 Street SW**  
**Calgary, Alberta**

**MLS # A2230542**



**\$209,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 490 sq.ft.                         | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | None                               |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rolled/Hot Mop   | <b>Condo Fee:</b> | \$ 442 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** Furniture to stay: sofa, TV and TV console, desk and 2 chairs, 2 bar stools, bed, mattress, area rug, window coverings.

**FULLY FURNISHED WEST FACING RENOVATED CONDO!** Ideal for a furnished rental as all furniture included. CORNER UNIT. Spacious floorpan and big bright windows. Kitchen with stainless appliances and quartz counters with curved breakfast bar. Bathroom with plenty of storage and beautiful tile details. Spacious bedroom with double closet and storage room with in-suite laundry! Careful planned, this floorpan is thoughtful, functional and comfortable. Pets permitted. This unit does not come with assigned parking but there is lots of street parking available, no permit or time limit required. Steps away from everything 17th ave has to offer! Building is in incredible shape with a brand new roof and structure (2023) and waterproofing (2025).