

101, 1027 12 Avenue SW
Calgary, Alberta

MLS # A2264407



\$170,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	448 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry		
Inclusions:	NA		

Step inside this quiet sanctuary, filled with natural light thanks to it being a corner unit and number of windows. The owner has completed several upgrades including brand new flooring throughout. The kitchen boasts ample counter space and sleek cabinetry, flowing seamlessly into the open-concept living and dining area. Get comfortable in the large bedroom and full bathroom with soaker tub. Additional conveniences include ample in-suite storage and private, unassigned off-street parking. Ideal for a young professional or couple, this property also presents an outstanding investment opportunity due to its prime location and ease of rental. The unit is vacant and ready for its new owner. The building and grounds are excellently maintained and well-managed, offering a superior opportunity to embrace the desirable Beltline community, steps away from a multitude of amenities.