

**704, 718 12 Avenue SW
Calgary, Alberta**

MLS # A2272237

\$194,999



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 838 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 784 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Stucco | Zoning: | CC-X |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, Storage, Track Lighting | | |
| Inclusions: | N/A | | |

Open House November 29-30 from 12-2 pm. Welcome to the Sandpiper — a downtown building offering comfort, convenience, and potential. This condo located on the 7th floor features over 800 sq. ft. of living space with large windows that fill the home with natural light. Inside you will find a spacious balcony, BRAND NEW CARPET, EN-SUITE Washer/Dryer, 2 Bedrooms both come with a closet, a 4-piece bathroom, and an open living and dining area ready for your personal touch. The unit has been well cared for and maintained, making it a great opportunity for first-time buyers, renovators, or investors looking to add value in a prime location. Residents of the Sandpiper enjoy amenities such as assigned UNDERGROUND PARKING, bike storage, a FITNESS ROOM, and a SAUNA—everything you need for convenient downtown living. Located just steps from shopping, restaurants, and transit, this home puts the best of Calgary at your doorstep.