201, 1027 12 Avenue SW
Calgary, Alberta

MLS # A2277012

$179,000

Division:	Beltline
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	470 sq.ft.	**Age:**	1961 (65 yrs old)
Beds:	1	**Baths:**	1

Garage:	Off Street, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 467
Basement:	-	**LLD:**	-
Exterior:	Brick	**Zoning:**	CC-MHX
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions:	N/A

Maintenance free, urban living awaits in this bright and modern 1 bedroom condo perfectly located just minutes from 17th Ave and the downtown core. Enjoy walkable access to an incredible array of nightlife, dining, pubs, cafés, boutiques, and more. Steps from Connaught Park, the 12th Ave bike path, transit, Safeway, and Community Natural Foods, this is inner-city living at its best! Inside, you will find a sun filled, open concept layout with updated floors and bathroom. The stylish kitchen offers sleek cabinetry and ample counter space, flowing seamlessly into the living and dining area. Additional perks include off-street parking (unassigned), a well-managed building, and beautifully maintained grounds. This is a fantastic opportunity for first time buyers, young professionals, or investors looking for a highly rentable unit in a prime location. Vacant and move in ready—just waiting for its next owner.