## 608, 1335 12 Avenue SW
## Calgary, Alberta

**MLS # A2206277**



# $219,900

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| **Division:** | Beltline |
| **Type:** | Residential/High Rise (5+ stories) |
| **Style:** | Apartment-Single Level Unit |

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| **Size:** | 607 sq.ft. | **Age:** | 1978 (47 yrs old) |
| **Beds:** | 1 | **Baths:** | 1 |

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| **Garage:** | Assigned, Parkade, Stall, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | Baseboard, Natural Gas | **Water:** | - |
| **Floors:** | Ceramic Tile, Laminate, Linoleum | **Sewer:** | - |
| **Roof:** | - | **Condo Fee:** | $ 393 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Concrete | **Zoning:** | CC-MHX |
| **Foundation:** | - | **Utilities:** | - |
| **Features:** | Low Flow Plumbing Fixtures, Stone Counters, Storage | | |

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| **Inclusions:** | TV & TV Mount |

Welcome to your new home in the vibrant Beltline! This charming 1 bed/1 bath suite boasts an inviting atmosphere, offering a spacious living room that's bathed in natural light, thanks to the large sliding patio doors. The bright, south-facing orientation ensures your home is filled with sunshine throughout the day. Step outside onto your expansive, covered balcony—perfect for enjoying a morning coffee or unwinding after a busy day. Inside, the kitchen features fresh white cabinetry, stainless steel appliances, and stone countertops that add a touch of luxury. A separate dining area provides ample space for entertaining or casual meals. A 4-pc bath provides a stone vanity, convenient tub/shower combo, and a low-flow toilet for eco-friendly living. For added convenience, you'll love the in-suite laundry room with washing machine, and generous storage space to keep everything organized. The large bedroom offers mirrored closet doors, giving you ample storage for your wardrobe. This pet-friendly building offers an assigned covered parking spot and additional storage for a small fee. And with a prime location just steps away from shopping, transit, trendy cafes, and pubs, everything you need is within reach. Don't miss out on this rare find—where comfort, community, and convenience meet!