

206, 1320 12 Avenue SW  
Calgary, Alberta

MLS # A2163322



## \$175,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 432
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Well-situated Beltline condo, just minutes from downtown, ideal for investors, renovators, and first-time homebuyers. This one-bedroom, one-bathroom unit is located in a quiet, concrete-constructed building in the sought-after community of Sunalta. The open floor plan features a spacious living room with patio door access to a large balcony. The condo includes a well-sized bedroom, a 4-piece bathroom, and in-suite storage. Enjoy easy access to downtown amenities and attractions. The unit comes with an outdoor assigned parking stall, and pets are welcome pending board approval. Located near shopping, restaurants, and transportation, this condo is in need of some TLC and is priced accordingly. Book your private viewing today to seize the opportunity to live in Calgary's inner city.