1103, 788 12 Avenue SW
Calgary, Alberta

MLS # A2164906

$459,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment

Size:	1,077 sq.ft.	**Age:**	2009 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Guest, Heated Garage, Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, Fan Coil, Hot Water, Natural Gas	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 763
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions:	SOLD AS IS WHERE IS ON POSSESSION WITH NO WARRANTIES OR REPRESENTATIONS

Property is sold as is, where is, at time of possession. No warranties or representations. Spacious 2 bedroom, 2 bathroom + den unit in a prime southwest corner location with excellent views! The open-concept floorplan features: a fabulous kitchen with granite counters, an eating bar and lots of storage; an inviting dining area; access to the private balcony; and a comfortable living room with spectacular views from the southwest facing windows. The spacious primary bedroom has bright corner windows with city views, a walk-in closet and a 3-piece ensuite bathroom. The 2nd bedroom also has large windows that fill the space with natural light. Other features include a private den, a large in-the-suite storage/laundry room, air conditioning, titled underground parking with a convenient car wash bay, visitor parking, an assigned storage locker, and a welcoming concierge service. You'll love the convenience this Beltline location has to offer close to trendy restaurants, cafes, shopping, nightlife and just half a block to Safeway. Don't miss out on the opportunity to make this your new home! Call to view this one today!