

606, 718 12 Avenue SW  
Calgary, Alberta

MLS # A2217705



\$272,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Sauna, See Remarks		

Inclusions: 3 sets of keys with fobs

You can enjoy the view and the SUNSHINE all year round. 6th floor south exposed PREMIER LOCATION. Only ONE common wall allowing for a west kitchen window. Both suite and parking are a SHORT DISTANCE TO THE ELEVATORS (2). QUARTZ counters with undermount sinks. Ensuite laundry. Secure BIKE storage. Exercise gym with sauna and 3 piece bathrooms. Balcony is LARGER than most at 30 ft. (end unit). Central location to many amenities with bike lanes out front.