ROBERT HART MOORE GRASSROOTS REALTY GROUP

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706, 788 12 Avenue SW Calgary, Alberta

MLS # A2241744



\$474,900

Division: Beltline Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 1,081 sq.ft. Age: 2009 (16 yrs old) **Beds:** Baths: Garage: Parkade, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 793 Tar/Gravel **Basement:** LLD: Exterior: Zoning: Concrete DC (pre 1P2007) Foundation: **Utilities:**

Features: Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)

Inclusions: Metal shelving unit in Storage locker

Open House August 9th Saturday 2-4pm. Live in the heart of Calgary's vibrant Beltline in this beautifully upgraded 2-bedroom + den, 2-bath NW corner condo with unmatched 270° mountain and city views! With over \$30K in recent upgrades and 1081 sq. ft. of elegant living space, this home perfectly blends style, function, and location. Step into a bright, open layout featuring floor-to-ceiling windows in nearly every room, filling the space with natural light and spectacular sunsets. The dedicated office/den with French doors makes working from home a dream. Enjoy 9-ft ceilings, white oak laminate floors (2021), and central A/C for year-round comfort. The gourmet kitchen is a chef's delight, boasting granite countertops, two-tone cabinetry, stainless steel appliances, a beverage center, and a brand-new microwave. The spacious dining area flows effortlessly to your private balcony with unbeatable views. The large living room offers ample wall space for a full entertainment setup. Your king-sized primary suite is a true retreat with panoramic corner windows, a walk-in closet with custom organizers, and a luxurious 4-pc ensuite with heated tile floors (2021). The second bedroom offers great privacy, perfect for guests or roommates, with another full 4-pc bathroom featuring heated floors and updated cabinetry. Additional features include a large in-suite laundry/storage room with shelving, titled underground parking, assigned storage with shelving, concierge service, on-site caretaker, guest parking, and even a car wash bay! This well-managed concrete building has a healthy reserve fund and unbeatable walkability – steps to top restaurants, shops, fitness studios, and just minutes to downtown and the C-Train. Don't miss this opportunity to own in one of Calgary's most desirable inner-city locations. Luxury, convenience, and lifestyle

