

308, 718 12 Avenue SW
Calgary, Alberta

MLS # A2291661



\$174,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 707
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Soaking Tub		

Inclusions: N/A

Opportunity is knocking! Calling all INVESTORS and those who desire a turn-key unit, stellar location at an affordable price. Access, minimal commuting along with significant amenities & services a few minutes walk away will be the lifestyle to enjoy. Established building "The Sandpiper" in a trendy area of the Beltline. Bike lane right out front door. Safeway, MEC, restaurants and unique shops, parks and services. Spacious OPEN layout offers one bedroom and one full bathroom. This 3rd floor unit has been lovingly maintained by the long term owners. Noteworthy updates include neutral paint, carpet, SS appliances, quartz countertops & washer/dryer. Balcony has downtown views perfect for deck chairs, bistro set, plants, BBQ, a book and relaxing. Exercise room with modern fitness equipment, change rooms, shower, sauna on main floor. Building has a newer roof and completed parkade repairs. Assigned Heated, Secure, Underground Parking stall. Pets are allowed. Call to view today.