

**1902, 220 12 Avenue SE**  
**Calgary, Alberta**

**MLS # A2309632**



**\$429,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** NA

First time on Market! This unique and highly functional Guitar floor plan features TWO Balconies, one off the dining area and one from the master bedroom. This unit showcases 9' ceilings, floor-to-ceiling windows, cork flooring, granite countertops, stainless steel appliances and full-height kitchen cabinetry. Enjoy unobstructed mountain views along with downtown views, including the tower/TELUS building, all from your bright, open-concept living space. Life is effortless with Sunterra Market located inside the building, with direct elevator access so you never have to step outside, plus a large second-floor fitness centre, homeowners' lounge with pool table and big-screen TVs, and an outdoor patio with BBQ. A heated underground parking stall and secured bicycle storage complete this turn-key urban home in one of Calgary's most convenient downtown locations.