

1906, 220 12 Avenue SE
Calgary, Alberta

MLS # A2317413



\$389,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	810 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Experience upscale urban living in this beautifully appointed 2-bedroom, 2-bathroom executive condominium located in Calgary's vibrant Beltline district. Offering 810 sq. ft. of thoughtfully designed living space, this bright and modern home combines luxury, comfort, and convenience. The open-concept floor plan is enhanced by soaring 9-foot ceilings and floor-to-ceiling windows that showcase spectacular city views while filling the space with natural light. The gourmet kitchen features full-height cabinetry, granite countertops, and stainless steel appliances, making it perfect for both everyday living and entertaining. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite bathroom. A well-sized second bedroom is conveniently located beside the 4-piece main bathroom, offering flexibility for guests, roommates, or a home office. Additional features include central air conditioning, in-suite laundry, one titled underground parking stall, and a rare oversized secured storage room located in the parkade. Approximately the size of a bedroom, this exceptional storage space provides ample room for bicycles, sporting equipment, seasonal items, luggage, and other belongings that are difficult to accommodate in a typical condominium storage locker. Residents enjoy exceptional building amenities, including a fully equipped fitness centre, concierge service, rooftop garden with two gas BBQs, and an owner's lounge complete with comfortable seating, a wet bar, flat-screen TVs, and a pool table. The convenience is unmatched with Sunterra Market, Sunterra Restaurant, Starbucks, and RBC located right within the building. Just steps from downtown offices, the Plus-15 network, C-Train stations, 17th Avenue shopping and dining, and Stampede Park, this location offers the very best of Calgary's urban lifestyle.