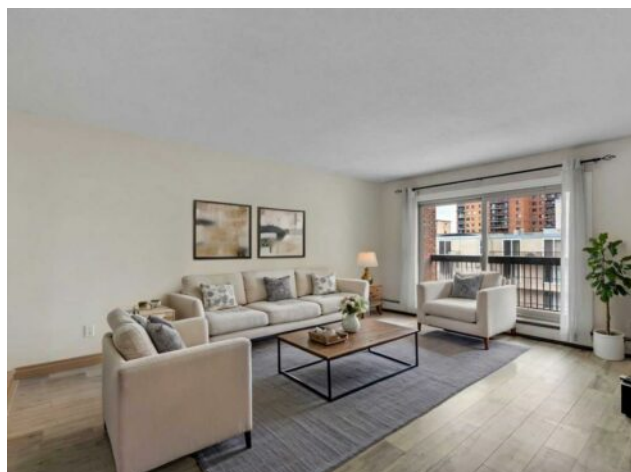


608, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2206277



\$219,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	1978 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Stone Counters, Storage		

Inclusions: TV & TV Mount

Welcome to your new home in the vibrant Beltline! This charming 1 bed/1 bath suite boasts an inviting atmosphere, offering a spacious living room that's bathed in natural light, thanks to the large sliding patio doors. The bright, south-facing orientation ensures your home is filled with sunshine throughout the day. Step outside onto your expansive, covered balcony—perfect for enjoying a morning coffee or unwinding after a busy day. Inside, the kitchen features fresh white cabinetry, stainless steel appliances, and stone countertops that add a touch of luxury. A separate dining area provides ample space for entertaining or casual meals. A 4-pc bath provides a stone vanity, convenient tub/shower combo, and a low-flow toilet for eco-friendly living. For added convenience, you'll love the in-suite laundry room with washing machine, and generous storage space to keep everything organized. The large bedroom offers mirrored closet doors, giving you ample storage for your wardrobe. This pet-friendly building offers an assigned covered parking spot and additional storage for a small fee. And with a prime location just steps away from shopping, transit, trendy cafes, and pubs, everything you need is within reach. Don't miss out on this rare find—where comfort, community, and convenience meet!