

\$309,000 - 608, 1011 12 Avenue Sw, Calgary

MLS® #A2109262

\$309,000

2 Bedroom, 1.00 Bathroom, 810 sqft

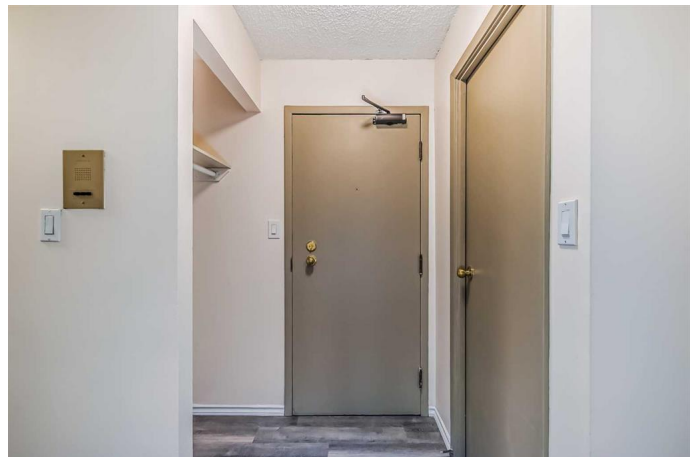
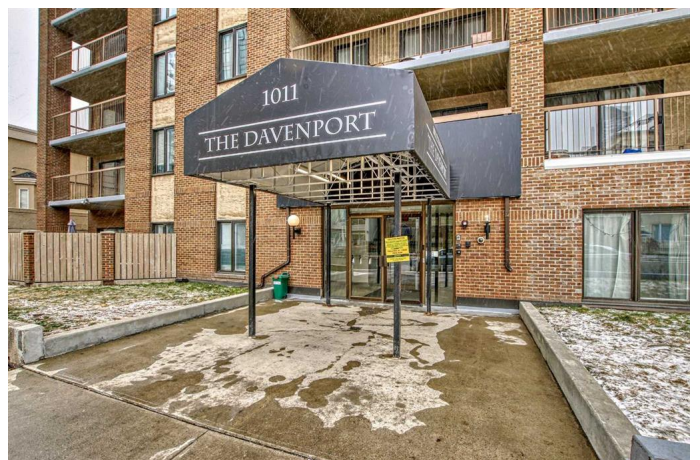
Residential on 0.00 Acres

Beltline, Calgary, Alberta

FANTASTIC OPPORTUNITY for FIRST-TIME BUYERS & INVESTORS!!!

This BEAUTIFULLY RENOVATED 2-BEDROOM LARGE CORNER-UNIT CONDO with MODERN colour palette design, located in the heart of THE BELTLINE, offering 810 SQFT of living space, STUNNING VIEWS & VAST SOUTH FACING BALCONY is a HIDDEN GEM you don't want to miss!

This fully renovated home boasts an open floor plan with abundance of daylight with the many LARGE WINDOWS throughout, laminate & luxury vinyl plank flooring, 2 large bedrooms, one 4-piece bathroom, a versatile office space, and a large storage room. The chef's kitchen features gorgeous modern cabinets, gleaming stainless steel appliances including an oven with air fryer, modern design backsplash and countertops. The spacious dining area offers beautiful downtown views, making it the ideal space for entertaining guests or enjoying intimate meals. The master bedroom offers plenty of storage & space; the versatile second bedroom can be used as a guest room, home office, or personal gym. The full bathroom is beautifully appointed and conveniently located. Relax in your spacious living room with impressive VIEWS, and enjoy a summer BBQ or a quiet cup of coffee on your vast SOUTH FACING balcony! NEW WINDOWS were installed in 2021. Stay warm with the heated underground parking and keep fit in the on-site gym. Amenities also include a party/billiards room which residents can book



for their personal use. The Davenport is a pet-friendly (with board approval), clean and well-cared-for building with an attentive management company and great neighbours. The building is secured with a fob system and video surveillance.

This stunning condo offers the perfect blend of modern comfort and downtown convenience; located in the heart of the Beltline and at walking distance to downtown, public transportations, schools, numerous parks (including off-leash dog park), the Bow River, shopping, grocery & health food stores, gyms, restaurants, and plenty of entertainment! The 12th Ave bike path is also right out your front door, making it an ideal choice for those seeking a vibrant and dynamic urban lifestyle! This condo is an excellent investment opportunity! Schedule your private viewing today & envision your future in this remarkable home!

Built in 1981

Essential Information

MLS® #	A2109262
Price	\$309,000
Sold Price	\$293,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	608, 1011 12 Avenue Sw
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0J5

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Laundry, Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	9

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 18th, 2024
Days on Market	19
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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