

\$339,900 - 101, 1315 12 Avenue Sw, Calgary

MLS® #A2118197

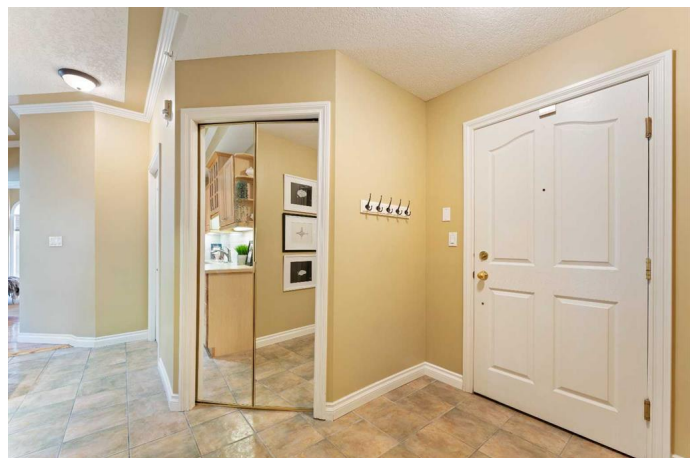
\$339,900

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

THIS IS A 2nd Floor UNIT! Experience the epitome of luxury living at The Monaco, an exquisite Mediterranean-inspired edifice. This 2-bedroom, 2-bathroom unit boasts a generous layout flooded with natural light. Revel in its contemporary design featuring In-suite Laundry, gleaming Hardwood floors, ceramic tile, and top-of-the-line stainless steel appliances including a Gas Range. Indulge in the comforts of a Jet Tub, a convenient Breakfast bar, and the elegance of Nine-foot ceilings and crown moldings. Entertain effortlessly with a gas Fireplace, BBQ gas hook-up, and revel in the pièce de résistance - your very own private oasis awaits on the expansive 227 sq. ft. WRAP AROUND BALCONY, offering breathtaking downtown views. Alternatively, unwind on the rooftop patio, soaking in the ambiance of the surroundings. Nestled in the heart of convenience, The Monaco offers unparalleled access to the bustling Downtown core, just a 5-minute stroll to the Sunalta LRT Station and trendy 17th Ave, where an array of shops, restaurants, and amenities await. And to complete this luxurious package, enjoy the convenience of a titled heated parking stall, ensuring your every need is met. Newer Dishwasher. Microwave new July 2024. A maximum of two (2) of these pets in any combination? Small dogs (20lbs maximum adult weight)? Cats, rabbits, guinea pigs, hamster, gerbils? Birds (maximum 2 birds, if large).? Small fish, limited to one 10-gallon



tank, or 5 bowls.

Built in 2000

Essential Information

MLS® #	A2118197
Price	\$339,900
Sold Price	\$322,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	101, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

Amenities

Amenities	Elevator(s), Secured Parking, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

Exterior

Exterior Features	Other
Roof	Concrete
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	August 2nd, 2024
Days on Market	51
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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