

# \$349,990 - 102, 1315 12 Avenue Sw, Calgary

MLS® #A2131633

**\$349,990**

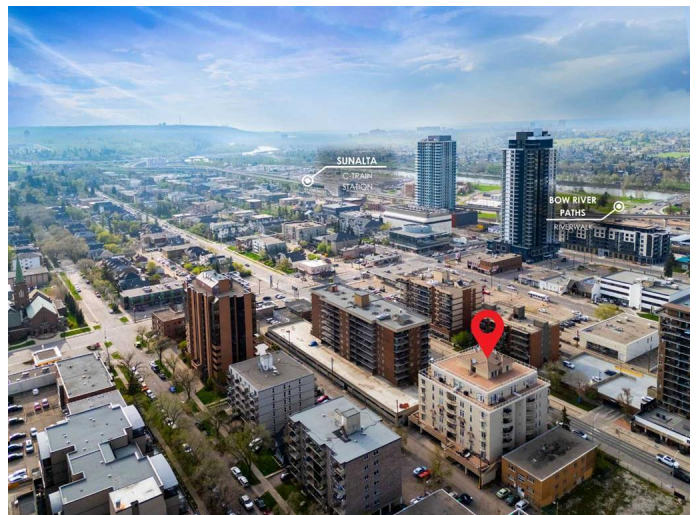
2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this gorgeous, freshly painted, 2 Bedroom, 2 Bathroom unit with 9 foot ceilings on the SECOND FLOOR of this quiet, pet friendly, concrete building.

Walk in the door, next to the foyer and you will find a large kitchen with Maple Cabinets, Granite Counters, a center Island, and stainless steel appliances including a GAS stove. The open concept apartment features a large living/dining area with plenty of space for both living room furniture and a dining table. This living room is accented with huge windows that let in loads of natural light and a french patio door grants access to a sprawling private north facing balcony overlooking Calgary's vibrant 12th Avenue. The center living room separates the 2 bedrooms. The primary bedroom has a 4 piece ensuite bathroom and there is a 3 piece main bath adjacent to a second bedroom. Ensuite laundry completes this unit. The unit also comes with One Titled, Heated Underground Parking Stall. A bike storage on the lobby level adds to your comfort and security. This wonderful condo just steps away from the Connaught Dog Park and the trendy 17TH AVE, with nightlife, dining, pubs, diverse shops, and just minutes to cafes, CO-OP Grocery Store, Community Natural Foods, Best of Kin Social, Monki Breakfast & Bistro, Dollarama, Sunalta LRT, many other unique shopping experiences, as well as access to the river and downtown core, are just a quick walk or a short bike ride away. The



designated Calgary school area includes Western Canada High School. Don't miss out the opportunity to make it yours! Book your viewings today!

Built in 2000

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2131633       |
| Price          | \$349,990      |
| Sold Price     | \$342,800      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 832            |
| Acres          | 0.00           |
| Year Built     | 2000           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 102, 1315 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0P6                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Trash, Visitor Parking |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,                                                 |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Baseboard                |
| Cooling      | None                     |
| # of Stories | 6                        |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Lighting, Playground |
| Construction      | Concrete, Mixed, Stucco       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2024 |
| Date Sold      | May 31st, 2024 |
| Days on Market | 17             |
| Zoning         | CC-MHX         |
| HOA Fees       | 0.00           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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