

\$199,900 - 304, 1717 12 Street Sw, Calgary

MLS® #A2136476

\$199,900

1 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

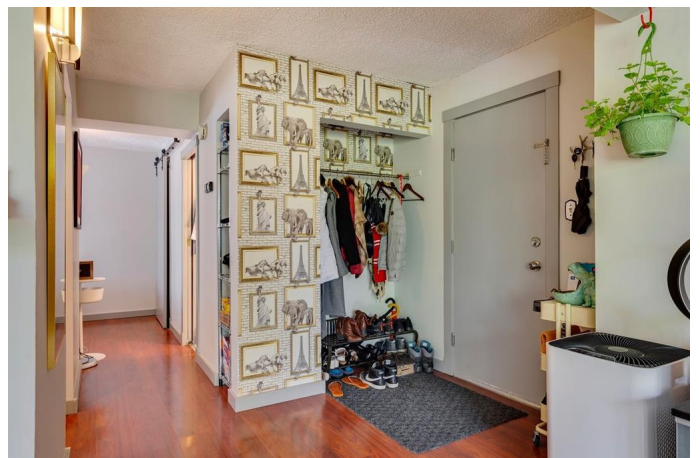
AIR BNB ALLOWABLE IN THIS BUILDING!
Incredible location steps from the Red Mile. Gorgeous West facing unit with pretty trees in your window. Pets allowed, max 2 and with a 25 lb limit, but possible to request consent for a larger dog. Updated kitchen with eating bar and bright window. Living room is super spacious and has a large picture window. Modern finish with the laminate floors and neutral walls. Bathroom is awesome with fancy bidet toilet with heated seat! Bedroom easily fits a queen sized bed and has a large closet and another walk in closet with a stacked washer and dryer and extra storage space. There is also a common laundry room if you need to wash anything bulky or extra dirty. This quiet building is well run and boasts a brand new roof in 2024! Ideally located in the heart of Lower Mount Royal, this is a gem of an opportunity. Unit is being sold with the option to have it fully furnished. Parking at the back is leased at \$60/month and is transferable to the buyer. Buy your downtown gem of a condo right in time for summer patio season! Market rent is \$1900/month and unit comes fully furnished if you want.

Built in 1965

Essential Information

MLS® # A2136476

Price \$199,900



Sold Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	489
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	304, 1717 12 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3N1

Amenities

Amenities	None
Parking Spaces	1
Parking	Leased, Stall

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Roof	Flat
Construction	Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 26th, 2024
Days on Market	28
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.