

# \$219,000 - 204, 1335 12 Avenue Sw, Calgary

MLS® #A2192242

**\$219,000**

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Brand new stainless steel appliances. Extra large 1 bedroom suite. Huge PRIVATE patio about 300 sq feet with gate to access the secured COMMON DECK - exclusive to Sunalta House residents . Professionally managed. condominium building. Excellent inner city location. 5 minutes walking distance to Sunalta C-Train; about 10 minutes walk to Downtown C-train free ride zone , Coop Midtown Food Centre and Safeway grocery stores. Close to Connaught elementary School, Mount Royal junior high school, Western Canada High School. This unit faces south in a very quiet location and with a lot of sun light. This building is Fibre optic high speed internet ready. Covered parking stall including. Secured entry system, multiple interior security cameras on every floor and parkade. on a one way street with biking lane, easy access to the river, Sunalta Park, Downtown core, 17 Avenue shops and amenities, heat & water included in condo fee. Extra large private deck 22ft x13ft7inches. Seller related to listing Realtor.

Built in 1978

## Essential Information

MLS® #	A2192242
Price	\$219,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	204, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3P7

### Amenities

Amenities	Elevator(s), Garbage Chute, Secured Parking, Visitor Parking
Utilities	Fiber Optics Available, High Speed Internet Available, See Remarks
Parking Spaces	1
Parking	Assigned, Concrete Driveway, Covered, Enclosed, Gated, Garage Door Opener, Plug-In, Parkade, Secured, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Laminate Counters
Appliances	Dishwasher, Refrigerator, Electric Range, Washer/Dryer Stacked
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	February 3rd, 2025
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Days on Market	77
Zoning	CC-MHX

## **Listing Details**

Listing Office	Argent Realty & Management Ltd.
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