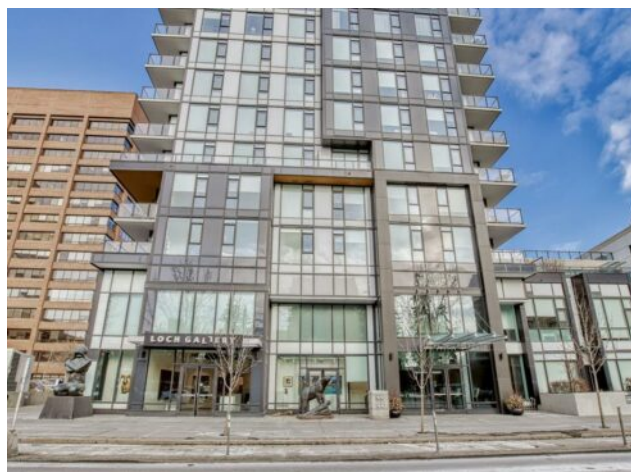


1905, 310 12 Avenue SW  
Calgary, Alberta

MLS # A2215393



# \$499,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 772 sq.ft.                         | Age:   | 2018 (7 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Titled, Underground                |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                            |            |        |
|-------------|----------------------------|------------|--------|
| Heating:    | Fan Coil                   | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate     | Sewer:     | -      |
| Roof:       | Rubber                     | Condo Fee: | \$ 610 |
| Basement:   | -                          | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding     | Zoning:    | CC-X   |
| Foundation: | Poured Concrete            | Utilities: | -      |
| Features:   | High Ceilings, See Remarks |            |        |

Inclusions: none

Welcome to your new home in the heart of downtown! This stunning high-rise apartment offers amazing urban living with breathtaking views of the city. These grand two bedrooms and two baths allow you to enjoy modern living. Bright pot lights and floor-to-ceiling windows that let in beautiful natural light throughout. The modern kitchen is a chef's dream, outfitted with granite finishes and plenty of counter space for meal prep and hosting friends. High ceilings add an extra touch of elegance, while still providing a cozy atmosphere perfect for relaxing after a long day. Most desirable choices for schools, shopping and business. Experience downtown living at its finest - don't miss this opportunity to make it yours! Call your favourite agent today to book your viewing!