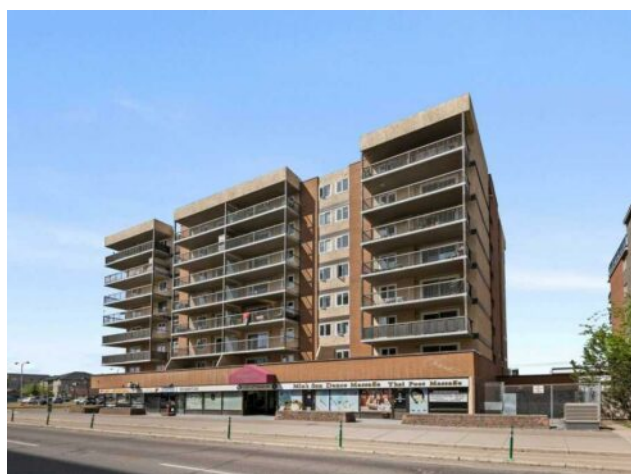


**706, 1334 12 Avenue SW
Calgary, Alberta**

MLS # A2219592



\$190,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: .

Back on the market... Welcome to your bright and spacious sub-penthouse 1-bedroom condo in a super convenient spot near 14th Street! This quiet unit is full of natural light, with an open-concept layout that makes it feel airy and welcoming with a open space to the kitchen you'll find a prep space, good of storage, and sleek black appliances—perfect for whipping up your favourite meals. Step out onto your large west-facing balcony and kick back with a drink while soaking in the sunset and the beautiful city view. You're just a short walk to all the buzz and shopping on trendy 17th Ave SW, and it's an easy commute downtown—honestly, you might even want to leave the car in your secure titled underground parking spot and just walk to work! Bonus: This pet-friendly building (with board approval) means your furry friend is welcome too. With in-suite laundry, extra storage, and a great location, this place checks all the boxes. Whether you're a first-time buyer, downsizing, retiring, or investing, this is a fantastic opportunity. Don't miss out—this one won't last long. Book your private tour today!