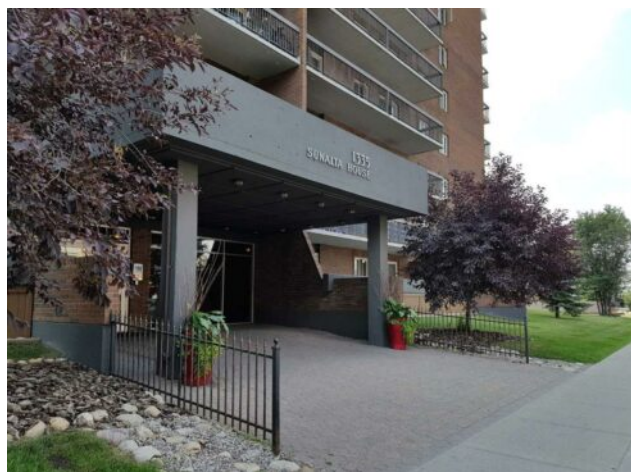


501, 1335 12 Avenue SW  
Calgary, Alberta

MLS # A2235460



**\$238,800**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                                                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                  |               |                   |
| <b>Size:</b>     | 856 sq.ft.                                                                   | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 2                                                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Covered, Electric Gate, Gated, Guest, Parkade, Plug-In, Secured, S |               |                   |
| <b>Lot Size:</b> | -                                                                            |               |                   |
| <b>Lot Feat:</b> | -                                                                            |               |                   |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                               | <b>Condo Fee:</b> | \$ 556 |
| <b>Basement:</b>   | -                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                 | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Quartz Counters, Storage |                   |        |

**Inclusions:** none

Walking distance to Downtown, C-train station, supermarkets - Coop & Safeway. New L.E.D. ceiling light fixtures. upgraded quartz kitchen counter top, Bright sunny, no pet, non smoking suite with washer & dryer. Additional common laundry room in the basement. West facing balcony provides a lot of natural sun light shine in the living room. Secured and covered parking lot with security cameras. There is in-suite laundry in addition to the common coin-laundry in the basement. Pets are allowed with board approval. Additional storage space available for rent from condo manager.