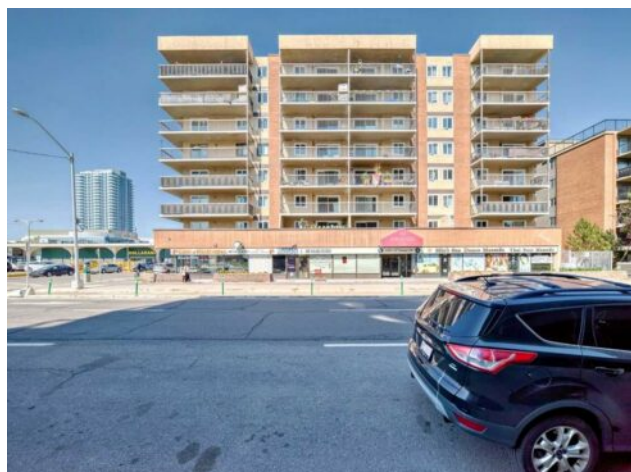


**601, 1334 12 Avenue SW  
Calgary, Alberta****MLS # A2252748****\$198,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 924 sq.ft.                         | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Vinyl | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -               | <b>Condo Fee:</b> | \$ 951 |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | cc-x   |
| <b>Foundation:</b> | -               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home |                   |        |

**Inclusions:** n/a

Great location spacious 2 bedrooms and 1 bathroom cozy home in the heart of Beltline. !!!!!!!Gorgeous living room with sliding door to excellent south facing balcony. Kitchen with plenty of counter,cabinets ,cupboard space plus all appliances included. Great size dining area located next to the kitchen. Both bedrooms are large and have Hunter Douglas blackout blinds. Bathroom has a giant soaker tub and there is insuite washer and dryer. Recently painted throughout and new vinyl plank flooring. Propane barbecue on deck is included! This fine unit comes with a titled parking stall in the secure underground parkade. What a location! Walking distance to downtown, 17th Avenue, train and bus routes. Close to all major grocery stores - Safeway, Co-Op and Community Natural Foods. Call you favorite realtor to view this must see apartment!!!!!!