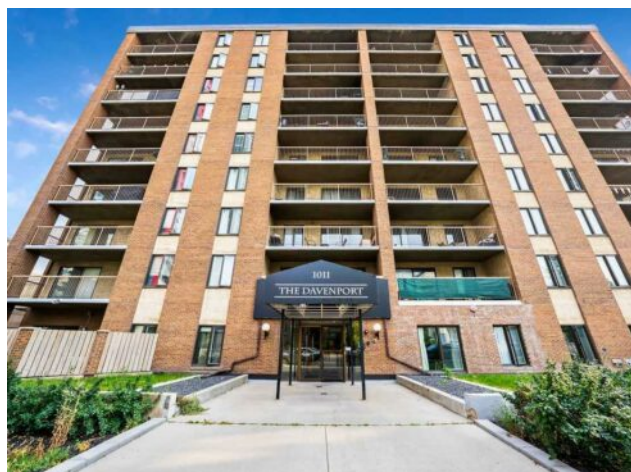


**704, 1011 12 Avenue SW
Calgary, Alberta**

MLS # A2256390



\$288,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 612
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	Patio Umbrella x1		

Welcome to The Davenport, nestled in the heart of Calgary's vibrant Beltline! This beautifully updated 2-bedroom, 1-bath condo combines modern style with everyday convenience. The renovated kitchen showcases contemporary finishes and a spacious flush eating bar, perfect for 4-5 stools and casual dining. The open-concept living and dining area is bright and versatile, offering endless possibilities whether you're relaxing at home or hosting family and friends. Step outside to your large SOUTH-facing patio, an ideal spot to soak up the sun or unwind after a busy day. Practicality meets comfort with an in-suite laundry/storage room providing plenty of space for all your essentials. This unit also comes with assigned underground heated parking, while the building itself offers great amenities including a fitness centre and a recreation room with billiards. Located just two blocks from Safeway, this condo is within walking distance to an off-leash dog park and numerous parks/schools. Just 5 blocks to Millennium park and the river, also incredibly pet-friendly—with no size or weight restrictions for your furry companions. Don't miss your opportunity to call this fantastic Beltline condo your new home—book your showing today!