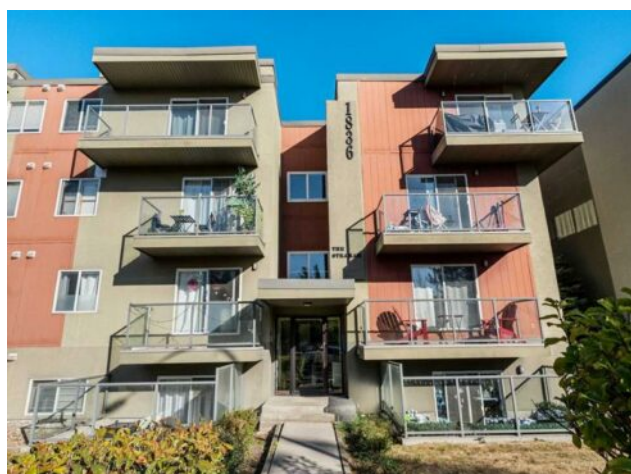


204, 1836 12 Avenue SW  
Calgary, Alberta

MLS # A2263625



# \$175,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Sunalta                            |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 474 sq.ft.                         | Age:   | 1978 (47 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                   |            |        |
|-------------|-----------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water                                                              | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                    | Sewer:     | -      |
| Roof:       | Tar/Gravel                                                                        | Condo Fee: | \$ 358 |
| Basement:   | None                                                                              | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame                                                                | Zoning:    | M-C2   |
| Foundation: | -                                                                                 | Utilities: | -      |
| Features:   | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: None

Here's your chance to own a bright and beautifully updated 1-bedroom condo in one of the city's most convenient inner-city locations. Whether you're a first-time buyer ready to step into homeownership or an investor looking for a turn-key rental, this property delivers on all fronts. Enjoy the sunny south exposure that fills the open-concept living area with natural light; perfect for relaxing, entertaining, or working from home. The modern kitchen features stainless steel appliances (including a new microwave), sleek countertops, and great storage space, making everyday living both stylish and functional. The spacious bedroom offers a peaceful retreat with a large window and plenty of room for your furnishings. The refreshed bathroom shines with brand-new tile in the bathtub, a new laminate countertop, and fresh neutral paint - giving the space a crisp, modern feel you'll love. Additional perks include an assigned parking stall, shared laundry, and a well-managed building with clean common areas and professional maintenance - offering peace of mind and low-stress ownership. Location couldn't be better: steps to the LRT for easy commuting, with nearby river pathways, tennis courts, shopping, and the vibrant energy of 17th Avenue all within walking distance. Whether you're ready to build equity instead of paying rent or expand your investment portfolio, this condo offers unbeatable value in a prime location. Book your showing today!