

**302, 1027 12 Avenue SW
Calgary, Alberta**

MLS # A2265154



\$178,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	474 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
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Enjoy modern city living in this stylish and sunlit 1-bedroom condo, featuring hardwood floors, a modern updated kitchen, and newer vinyl windows. The open-concept layout flows to a private balcony with beautiful views, and includes shared off-street parking—all in one of Calgary's most desirable inner-city neighborhoods. Walk to everything downtown has to offer. Safeway, Co-op, community Natural Food market, cafes, restaurants and transit are all just a short walk away. Currently home to a reliable long-term tenant who would love to stay, this property offers an easy, turnkey investment opportunity with steady income from day one.