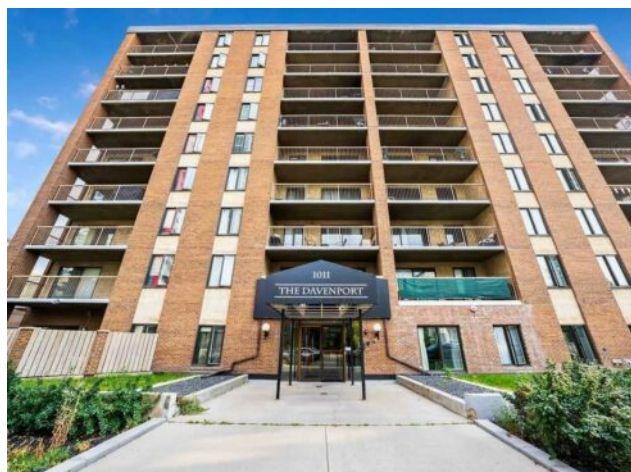


**603, 1011 12 Avenue
Calgary, Alberta****MLS # A2279230****\$272,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	RM-7
Foundation:	-	Utilities:	-
Features:	Granite Counters, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

This spacious and inviting 2 bedroom condo at The Davenport offers comfortable urban living in the heart of the Beltline. The north facing unit is filled with natural light and features a private balcony with beautiful downtown views perfect for enjoying your morning coffee or unwinding in the evening. The open concept living and dining area feels bright and airy, ideal for both everyday living and entertaining. A well designed kitchen with a generous eating bar provides plenty of space for casual meals and hosting. Both bedrooms are well sized, complemented by an amazing amount of storage throughout the unit, including a separate full sized storage room within the unit. The home includes assigned underground heated parking and is located in a well maintained building with amenities such as a fitness centre and recreation room. Just steps from Safeway and Co-op, 17th Avenue, parks, river pathways, quick walk to the C-train, and downtown, this condo offers an ideal blend of space, convenience, and vibrant city living.