



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1307, 1118 12 Avenue SW
Calgary, Alberta

MLS # A2249392



\$299,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	618 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Soaking Tub, Stone Counters, Storage		

Inclusions: N/A

****ATTENTION: INVESTORS, FIRST TIME HOME BUYERS, YOUNG PROFESSIONALS, VANCOUVER, TORONTO** THIS IS THE BEST DEAL @ NOVA | 1 Bed - 1 Bath + Den/Storage/Office | UNDER 300k | SOUTH FACING UNOBSTRUCTED VIEW | AIR CONDITIONED | XL UNDERGROUND PARKING STALL | IN SUITE LAUNDRY | FITNESS FACILITY | CONCIERGE | EXECUTIVE FLOOR-PLAN | *Welcome Home*** This is the one you have been waiting for…. South facing, Air conditioned, bright, sunny 1 bedroom, 1 full bath with in suite laundry on a high floor with unobstructed south facing views. Very efficient layout with open kitchen, dining and living room space. The U shaped kitchen has a gas stove top, oven, micro hood-fan, refrigerator, dishwasher, combination of drawers and cupboards, tiled backsplash and breakfast bar/island, Just off the kitchen is a handy built-in desk area. Sliding doors from the living room lead onto a good sized balcony. Enjoy sweeping panoramic views south of the city. Same views can be enjoyed from the bedroom where a walk-through closet leads to the 4 pc cheater ensuite bath where the stacked laundry is also located. A large in suite storage locker completes the space. Building amenities include security personnel & concierge, guest suites, fitness room, party room, roof top deck on the 2nd floor shared with Stella & visitor parking. Easy access into and out of downtown, vibrant area close to all amenities & everything you need downtown… shopping, coffee shops, restaurants and the Co-Op midtown just a block north.