Gerald Friesen
REALTOR®
GRASSROOTS REALTY GROUP

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204, 1027 12 Avenue SW
Calgary, Alberta

MLS # A2224513

$185,000

Division:	Beltline
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	473 sq.ft.
Age:	1961 (64 yrs old)
Beds:	1
Baths:	1
Garage:	Common, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Boiler	**Water:**	Public
Floors:	Hardwood	**Sewer:**	-
Roof:	Flat, Membrane	**Condo Fee:**	$ 471
Basement:	-	**LLD:**	-
Exterior:	Brick	**Zoning:**	CC-MHX
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Crown Molding, Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows

Inclusions: none

Beautifully renovated condo unit just a couple years ago with gleaming hardwood floor throughout , open floor plan with newer kitchen cabinets, and countertops. newer vinyl windows. Spacious living has built-in book shelves. This beautiful unit comes with one bedroom and 1 full bath and a common area parking which has 8 parking to be shared between the 16 unit. The value of this building is the value of the land divided by the 16 unit, estimated to be around 130000 to 140000 while other high rise condo the land value is around only $50000. Shows pride of ownership! walk to C-train and Safeway. A very good investment opportunity and good value to own.