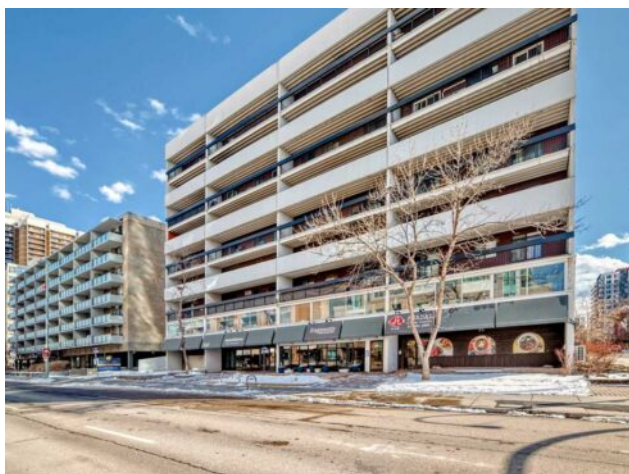


**703, 735 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208638**



**\$250,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 687
<b>LLD:</b>	-
<b>Zoning:</b>	CC-MHX
<b>Utilities:</b>	-

**Inclusions:** na

Stop your search for a 2 bedroom 1 bath, heated underground parking Beltline apartment, THIS IS THE ONE! Amazing corner unit with in suite laundry and shared laundry on the same floor. Large windows flood the unit with natural light and a MASSIVE balcony to enjoy your downtown views. There is also a second sliding balcony door in the primary bedroom so you can enjoy your morning coffee. Just a few minutes away you will find restaurants Grocery stores, bike lanes and walking paths. Book your showing today!