

# \$239,900 - 606, 718 12 Avenue Sw, Calgary

MLS® #A2217705

## \$239,900

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

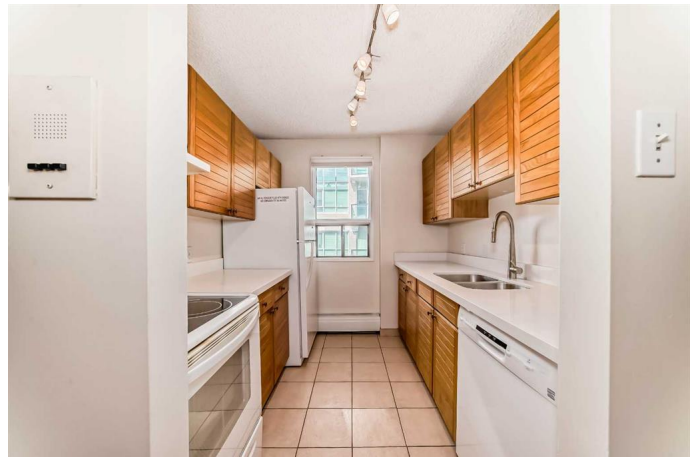
Beltline, Calgary, Alberta

You can enjoy the view and the SUNSHINE all year round. 6th floor south exposed PREMIER LOCATION. Only ONE common wall allowing for a west kitchen window. Secure UNDERGROUND parking for year round comfort and convenience. Both suite and parking are a SHORT DISTANCE TO THE ELEVATORS (2). Counters are QUARTZ with undermount sinks. Laminate and tile flooring. Insuite laundry. Secure BIKE storage. Exercise gym with sauna with 3 piece bathrooms. Heat, water and sewer are included. Balcony is LARGER than most at 30 ft. (end unit). Central TRENDY location near to many amenities with bike lanes out front. BUS stop also right out front. C-TRAIN a short 8 minute walk away.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217705    |
| Price          | \$239,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 828         |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 606, 718 12 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0H7                |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Trash, Fitness Center, Laundry, Sauna, Secured Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Garage Door Opener, Heated Garage, Underground, Secured             |
| # of Garages   | 1                                                                   |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Sauna, See Remarks                                             |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven |
| Heating           | Boiler                                                                                          |
| Cooling           | None                                                                                            |
| # of Stories      | 8                                                                                               |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Lot Description   | Back Lane, Level |
| Construction      | Concrete         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 40            |
| Zoning         | CC-X          |
| HOA Fees       | 775           |
| HOA Fees Freq. | MON           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.