



1334 12 Avenue Calgary Alberta

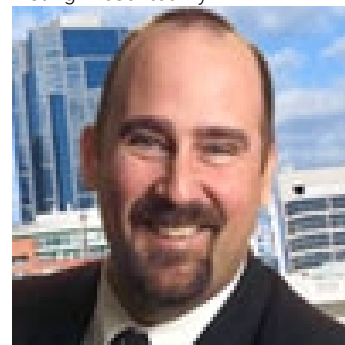
\$159,900

The unit has been refreshed throughout with new flooring and baseboards, fresh paint, new lighting, two new blinds and a new storage room door. The bathroom has been updated with a new tub and tile, bathroom plumbing, toilet, sink and faucet, while new plumbing has also been completed under the kitchen sink. The building offers a fitness room, sauna and coin laundry, with the laundry, sauna and garbage chute conveniently located on the same floor. The unit does not have in-suite laundry. Residents also have access to a large shared balcony. For investors, the condo was previously rented for \$1,450/month, providing a recent rental benchmark. For an owner occupant, this is an opportunity to own in the Beltline at a lower entry price, with the major cosmetic updates already completed. The location puts you close to the best of inner-city living, with Ryuko and Nomi Cafe just two blocks away, plus restaurants, coffee shops, shopping and everyday amenities nearby. Sunalta CTrain Station is approximately a 9-minute walk away, making commuting and getting around the city convenient. A refreshed, well-located Beltline condo with an accessible price point and plenty of flexibility for an owner occupant or investor. (id:6769)

4pc Bathroom 4.92 Ft x 9.08 Ft
Bedroom 9.50 Ft x 14.58 Ft
Dining room 10.67 Ft x 12.50 Ft

Living room 12.00 Ft x 14.08 Ft
Storage 5.50 Ft x 4.67 Ft

Listing Presented By:



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