

**308, 718 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2249301**



**\$199,900**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                            |               |                   |
| <b>Size:</b>     | 744 sq.ft.                                             | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 1                                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                                      |               |                   |
| <b>Lot Feat:</b> | -                                                      |               |                   |

|                    |                                                                                                             |                   |              |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard, Boiler, Hot Water                                                                                | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Tar/Gravel                                                                                                  | <b>Condo Fee:</b> | \$ 693       |
| <b>Basement:</b>   | -                                                                                                           | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                     | <b>Zoning:</b>    | CC-X         |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -            |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Soaking Tub |                   |              |

**Inclusions:** None

Calling all Investors, first time home buyers, and professionals- this is your opportunity to experience living in downtown Calgary. Access, minimal commuting along with significant amenities & services a few minutes walk away will be the lifestyle to enjoy. Established building "The Sandpiper" is a quiet and super location in the Beltline. Bike lane right out your front door. Safeway, MEC, restaurants and unique shops, parks and services are located nearby. Building has a new roof & recent parkade repairs completed. This spacious one bedroom and one bathroom unit has been lovingly maintained by the long term owners. Noteworthy updates include painting, newer carpet, stainless steel appliances, quartz countertops & washer/dryer in the units' massive storage room. Balcony has amazing downtown views. Perfect for deck chairs/patio sets, plants, BBQ, a book and your favourite beverage to relax. Exercise room with modern fitness equipment, change rooms, showers & sauna conveniently situated on main floor. Assigned Heated, Secure, Underground Parking stall will protect your vehicle all year long and near elevator for ease with groceries. Pets are allowed. Quick possession possible. Call to view it today.