



\$ 399,000.00

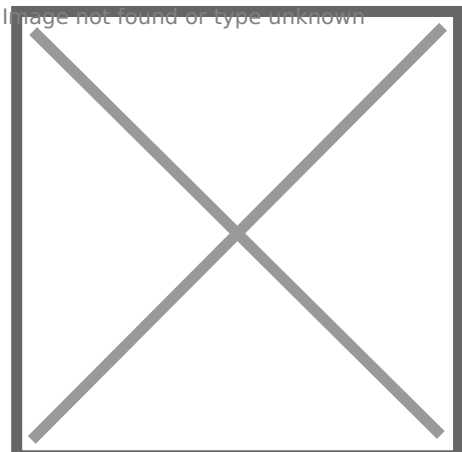
## 1126 12 AVENUE SW CALGARY

<https://paulbrinton.com>

Welcome to this large beautiful 2 bedroom 2 full bathroom townhouse in the heart of Connaught! Direct Street Access, Sunny Front Terrace, Fan Coil Heating & Central A/C Cooling System & Open design with 9' Ceilings. This ideal urban property has the perfect layout for the modern professional. Great Room...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Townhouse

**MLS ® #:** A1151413

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 2012

**Parking:** Stall, Underground

**Post Updated:** 2021-12-01 23:08:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Visitor Parking

**Exterior Features:** Courtyard, Private Entrance

**District:** CAL Zone CC

**Inclusions:** None

**Lot Features:** Low Maintenance Landscape, Street Lighting

**Heating Type:** Fan Coil

**Flooring:** Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** None

**Cooling:** Central Air

**Interior Features:** High Ceilings, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

**Roof Type:** Membrane

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Two



**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Concrete

**Foundation:** Poured Concrete

**Living Area SF:** 788.00

**Structure Type:** Five Plus

**Zoning:** CC-X

**List Price Square Foot:** \$ 506.35

**Photo Count:** 29

**Unit Exposure:** S

**Suite:** No

**Appliances:** Dishwasher,Electric  
Range,Microwave Hood  
Fan,Refrigerator,Washer/Dryer

**Subdivision Name:** Beltline

**Restrictions:** Easement Registered On Title

