

# \$199,900 - 406, 718 12 Avenue Sw, Calgary

MLS® #A2219001

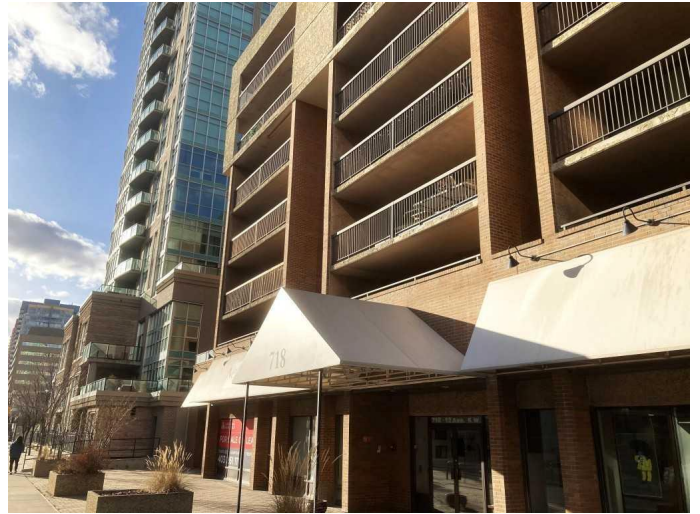
**\$199,900**

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wow! Wow! This outstanding 2 bedroom 4th floor apartment condo is situated in a prime Beltline location and is a must see for anyone wanting a fantastic Downtown/Beltline condo for an amazing price! Seller said SELL! Already amazing no reasonable offer refused for this outstanding apartment condo that features a sunny, bright open plan this delightful corner unit apartment boasts an ample kitchen accented with maple cabinets, a rare center window (the benefit of being an end unit!) and a full complement of appliances that includes dishwasher, a spacious adjacent dining area, and large living room opening to an expansive south facing private view deck perfect for entertaining or relaxing after a day's work. This superb home also offers 2 bedrooms, one with french doors that can double as a den, a full bath PLUS IN SUITE LAUNDRY that boasts extra cabinetry and storage for essentials. Sandpiper building amenities include a fantastic, very impressive well-equipped gym, sauna and separate shower rooms saving you on a gym membership and allowing you to work out from home, secure heated underground parking with easy in and out wide stall, dual elevators, separate bike storage and a welcoming front lobby. The Sandpiper is situated in a coveted Beltline location walking distance to 17th avenue nightlife, entertainment, downtown, shops, transit, parks, pathways and all amenities and is a well-maintained building sure to please. Condo



fees include heat, water and sewer and all building amenities. Photos are from prior rental listing. Property is tenant occupied and tenancy and lease must be assumed by buyer. There is very attractive rent for this unit including parking stall at \$2050/month. Don't miss viewing this fantastic Beltline apartment today. You won't be disappointed!

Built in 1980

### **Essential Information**

MLS® #	A2219001
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	406, 718 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H7

### **Amenities**

Amenities	Fitness Center, Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Underground

### **Interior**

Interior Features	Elevator, French Door, Lam
	Remarks, Steam Room
Appliances	Dishwasher, Dryer, Electric S
Heating	Hot Water
Cooling	None
# of Stories	8

**Exterior**

Exterior Features	Balcony, Private Entrance
Construction	Brick, Concrete, Stucco



**Additional Information**

Date Listed	May 9th, 2025
Days on Market	36
Zoning	CC-X

**Listing Details**

Listing Office	RE/MAX First
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