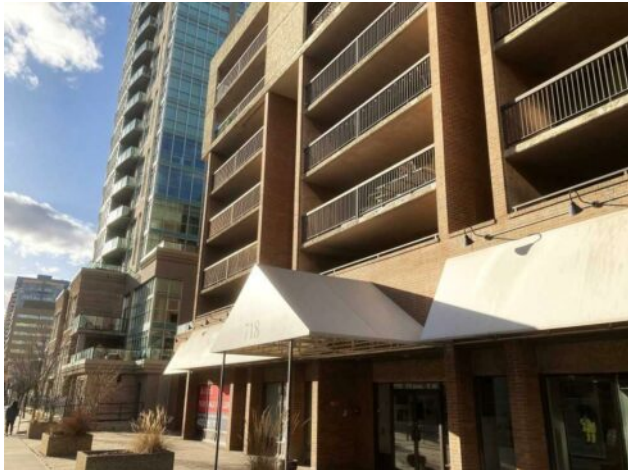


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406, 718 12 Avenue SW  
Calgary, Alberta

MLS # A2219001



**\$219,900**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Elevator, French Door, Laminate Counters, Recreation Facilities, See Remarks, Steam Room		

Inclusions: N/A

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 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!

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