

# \$325,000 - 1305, 788 12 Avenue Sw, Calgary

MLS® #A2207980

**\$325,000**

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

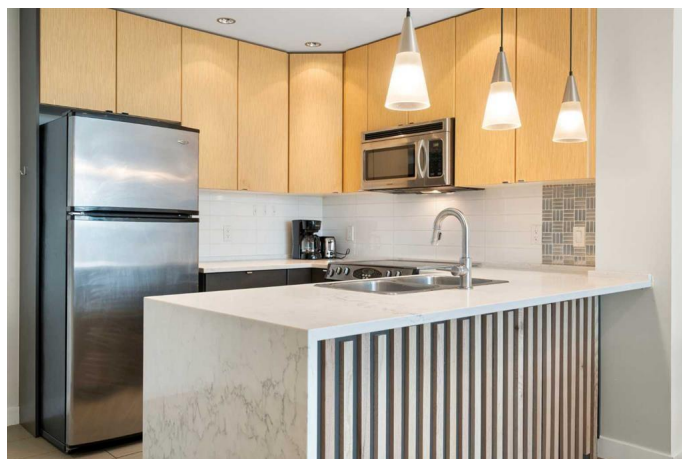
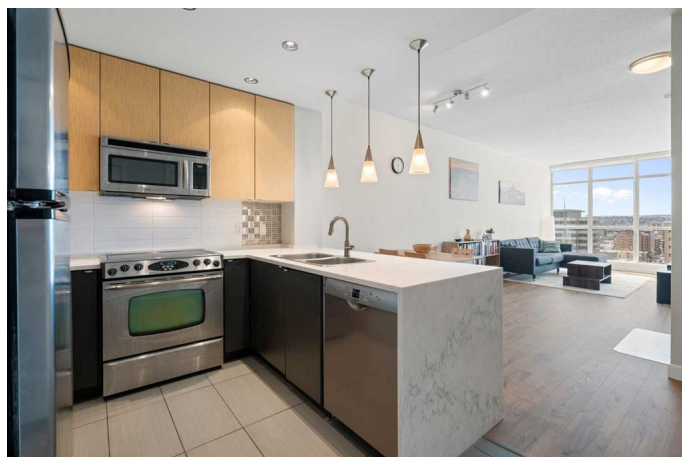
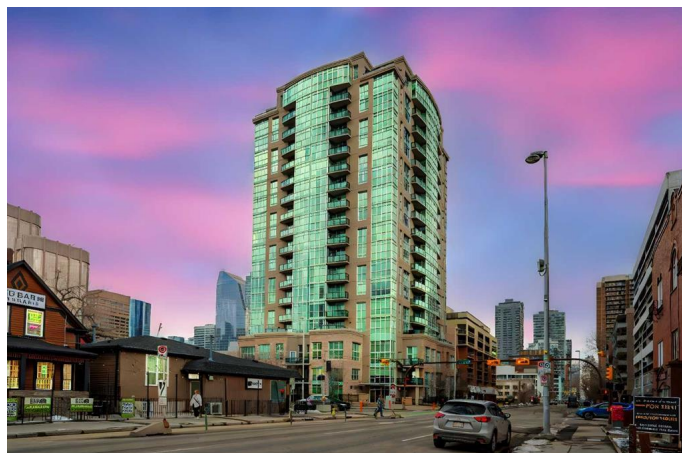
This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates â€“ new flooring, waterfall quartz countertops, and fresh blinds â€“ bring a sleek, contemporary feel. The open-concept layout is enhanced by floor-to-ceiling windows and nine-foot ceilings, creating an airy, inviting atmosphere in the spacious living room. A built-in desk provides a dedicated workspace, while the in-suite laundry room offers extra storage. This unit comes with an additional storage locker in the building for even more convenience. The private west-facing balcony is the perfect spot to unwind, with glimpses of The Rocky Mountains adding to the charm. Stay comfortable year-round with air conditioning, and enjoy the perks of titled underground parking, including a car wash bay to keep your vehicle looking its best. Located in a vibrant neighbourhood just one block from Safeway and surrounded by shops, restaurants, and parks, this condo offers the perfect balance of comfort, style, and convenience.

Built in 2009

## Essential Information

MLS® # A2207980

Price \$325,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1305, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0H1

### Amenities

Amenities	Car Wash, Elevator(s), Garbage Chute, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone

### Additional Information

Date Listed	April 3rd, 2025
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Days on Market	38
Zoning	DC

**Listing Details**

Listing Office	2% Realty
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