

\$189,900 - 305, 1334 12 Avenue Sw, Calgary

MLS® #A2267099

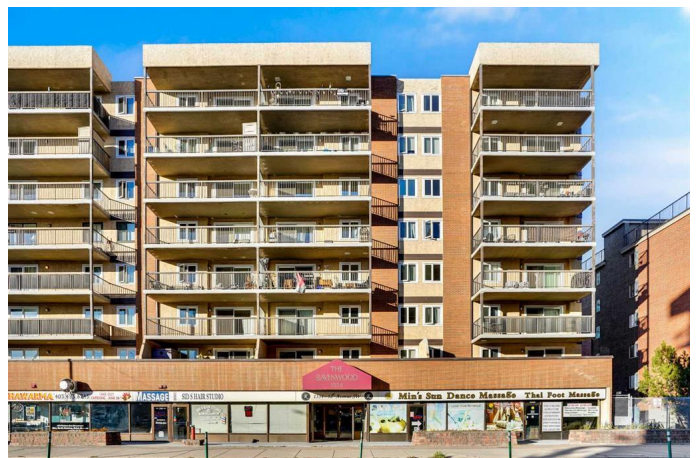
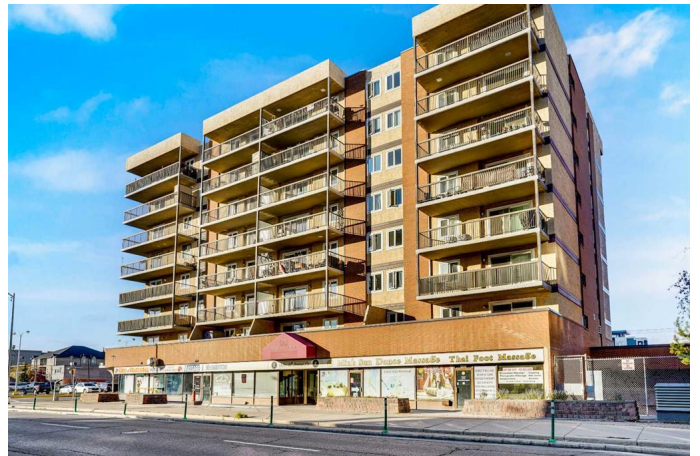
\$189,900

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this well-maintained, spacious 2-bedroom condo offering 888 sq. ft. of comfortable urban living with titled underground parking stall. Perfectly located on the quiet 3rd floor of a solid, well-managed concrete building, this unit provides both convenience and tranquility right in Calgary's vibrant Beltline district. Step inside to discover a bright, open-concept layout with NEWER Vinyl Plank flooring throughout and updated maple cabinetry. The modern kitchen features a brand-new stove and a hood fan venting to the outside, and plenty of counter and storage space. Enjoy the large balcony (6' x 21') facing the peaceful back lane, open parking LOT - ideal for morning coffee or evening relaxation. Even better, all windows and the balcony door are scheduled to be upgraded soon, adding long-term value, energy efficiency and comfort. This unbeatable location offers everything at your doorstep - downtown offices, restaurants, shopping on trendy 17 Ave SW, buses, LRT stations, Safeway, and Co-op. Families will love the proximity to one of the city's top-ranked public school systems (K-12), all within walking distance. Don't miss this opportunity to own a bright, functional, and move-in-ready home in one of Calgary's most desirable urban neighborhoods! Current responsible tenants are in place and would love to stay, providing an excellent opportunity for investors seeking stable and growing rental income in a



high-demand downtown location. Alternatively, buyers can choose to move in themselves and enjoy the downtown lifestyle this exceptional home offers.

Built in 1980

Essential Information

MLS® #	A2267099
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	888
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	305, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Secured Parking, Snow Removal
Utilities	Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony, Lighting
Construction	Brick, Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	4
Zoning	CC-X

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.