

# \$249,900 - 312, 1335 12 Avenue Sw, Calgary

MLS® #A2207805

## \$249,900

2 Bedroom, 1.00 Bathroom, 858 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

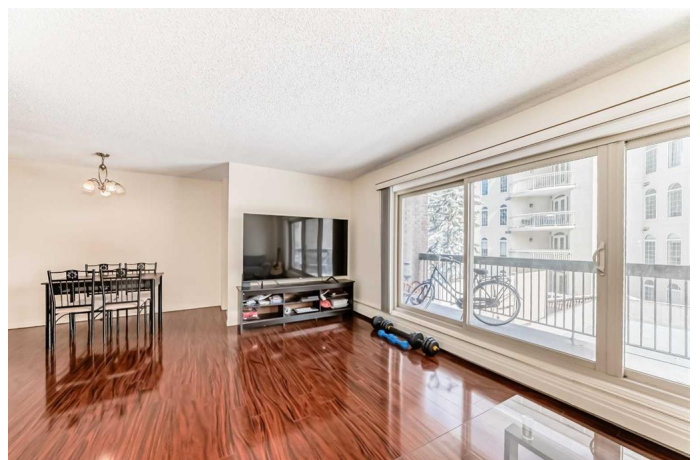
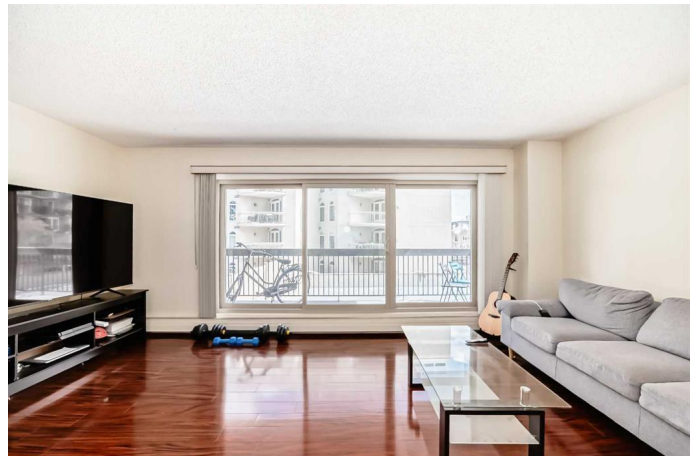
Welcome to your bright and modern retreat in this SE-facing end unit! This stylish suite features high-quality cherry laminate flooring, custom built-in closets, and tile accents throughout. The open-concept layout includes a spacious kitchen with ample room for a dining area, perfect for hosting or enjoying meals at home. The living room is filled with natural light from large patio windows, leading to your private SE-facing deck—ideal for enjoying Calgary’s sunny days.

With two generously-sized bedrooms, and an assigned parking stall, this condo provides all the space you need. Located in the trendy Beltline, one of Calgary's most vibrant neighborhoods, you'll be steps away from the city's top restaurants, local shops, transit, and schools. Enjoy all the conveniences of downtown living, with the added bonus of a more affordable price point!

Built in 1978

## Essential Information

MLS® #	A2207805
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.00



Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	312, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3P7

### **Amenities**

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Assigned, Parkade, Plug-In

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	9

### **Exterior**

Exterior Features	Courtyard
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	11
Zoning	CC-MHX

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.