

# \$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

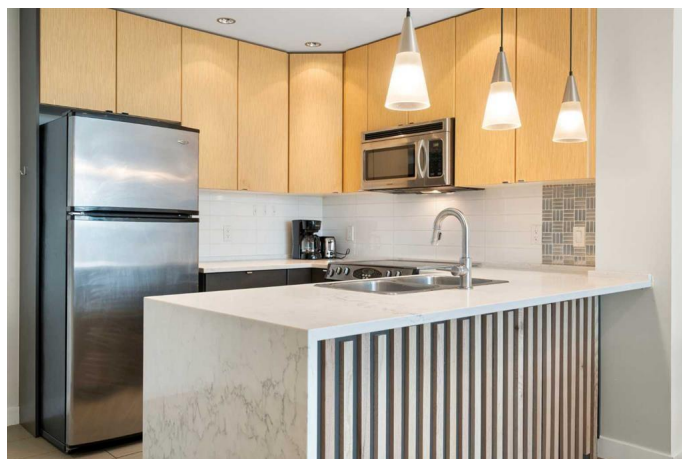
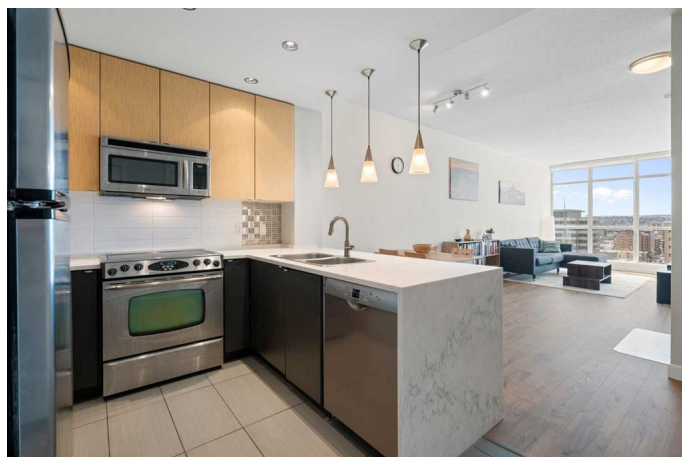
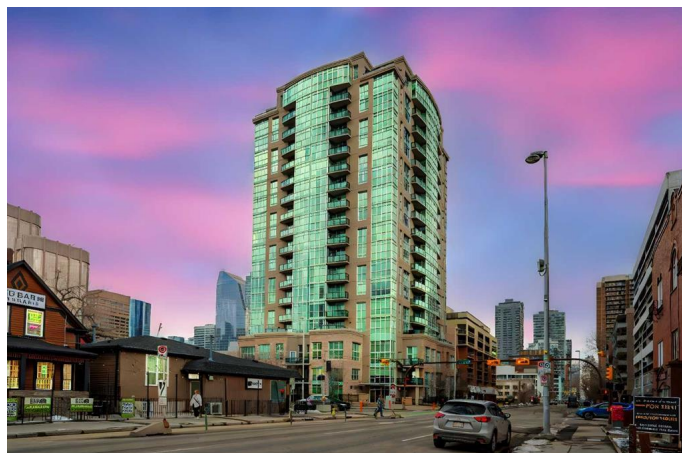
This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates â€“ new flooring, waterfall quartz countertops, and fresh blinds â€“ bring a sleek, contemporary 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
-------------	-----------------

Days on Market	45
Zoning	DC

**Listing Details**

Listing Office	2% 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.