

\$400,000 - 1204, 1118 12 Avenue Sw, Calgary

MLS® #A2266070

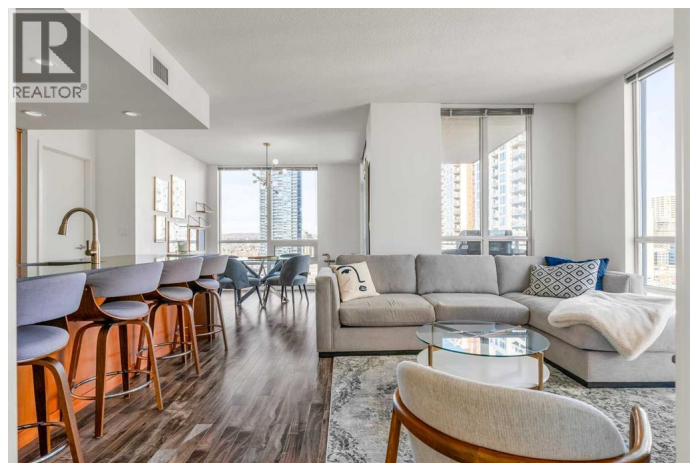
\$400,000

2 Bedroom, 2.00 Bathroom, 989 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Impeccably designed and move-in ready, this stunning END UNIT in the heart of the BELTLINE offers a rare opportunity to purchase a FULLY FURNISHED home showcasing high-end pieces from POTTERY BARN and WEST ELM. Every item inside is included, creating a seamless, stylish, and effortless transition for the new owner. Expansive FLOOR-TO-CEILING WINDOWS frame sweeping CITY VIEWS, filling the open-concept living space with natural light. A PRIVATE FOYER introduces the thoughtfully designed layout, where the living room separates both bedrooms for OPTIMAL PRIVACY. The spacious living area invites relaxation with contemporary furnishings, while the dining room opens through patio sliders to a COVERED BALCONY, perfect for indoor-outdoor entertaining. A GALLEY-STYLE KITCHEN features FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a LARGE ISLAND with an EATING BAR that comfortably seats four. The PRIMARY BEDROOM offers a true retreat with a WALK-THROUGH CLOSET leading to a luxurious 5-PIECE ENSUITE complete with DUAL VANITY, STAND-UP SHOWER, and SOAKER TUB. A SECOND BEDROOM with DUAL CLOSETS connects to a 3-PIECE ENSUITE that doubles as a guest bath. Enjoy the convenience of IN-SUITE LAUNDRY, NEW WASHER & DRYER, and an oversized TITLED PARKING STALL located on P-1



(STALL #53). A separate ASSIGNED STORAGE LOCKER provides additional space for seasonal items. Step outside to a COVERED BALCONY with included PATIO FURNITURE and BBQ, all overlooking Calgary’s ever-evolving skyline. Building AMENITIES elevate daily life with a FULL-TIME CONCIERGE, FITNESS CENTRE with STEAM ROOM, PARTY ROOM/OWNERS LOUNGE, LANDSCAPED COURTYARD, RENTABLE GUEST SUITE, VISITOR PARKING, and SECURE BICYCLE STORAGE. Ideal for professionals, investors, or those seeking a low-maintenance urban lifestyle, this residence combines design sophistication with everyday functionality in one of Calgary’s most vibrant downtown communities. (id:6289)

Built in 2008

Essential Information

Listing #	A2266070
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Square Footage	989
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1204, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0P4

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Guest Suite,
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Party Room, Recreation Centre

Features	No Animal Home, No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave Range Hood Combo, Oven - Built-In, Window Coverings
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	27

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 31st, 2025 at 9:01pm PDT