

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

MLS® #A2267099

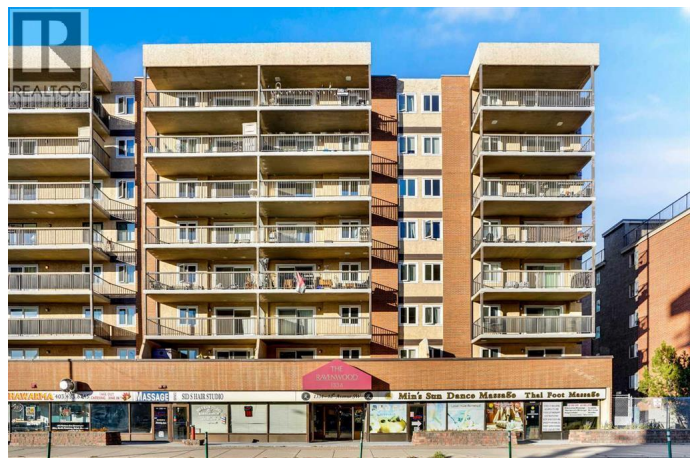
\$189,900

2 Bedroom, 1.00 Bathroom, 888 sqft

Single Family 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. (id:6289)

Built in 1980

Essential Information

Listing #	A2267099
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Square Footage	888
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	305, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T3C3R9

Amenities

Amenities	Playground, Schools, Shopping
Utilities	Electricity, Natural Gas, Sewer, Water
Features	No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	8

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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