

# \$199,900 - 601, 735 12 Avenue Sw, Calgary

MLS® #A2238122

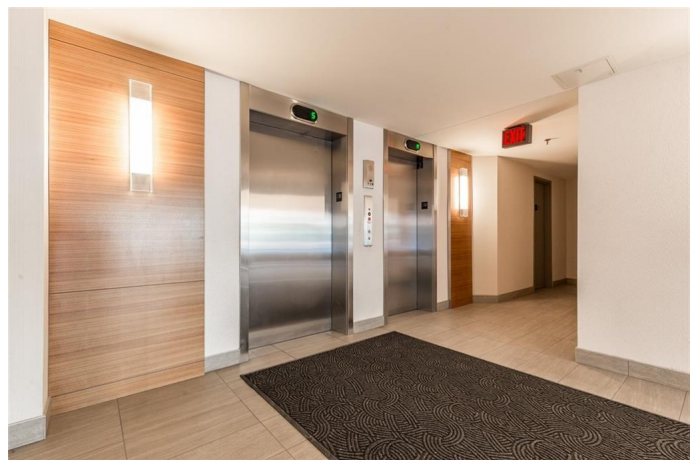
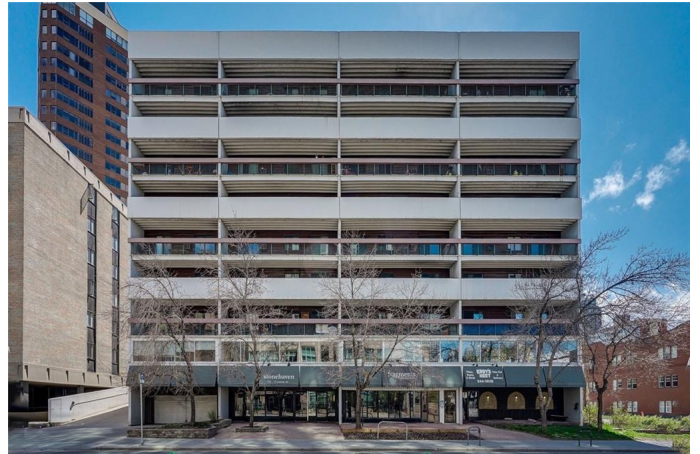
**\$199,900**

1 Bedroom, 1.00 Bathroom, 601 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

If you love chic and sophisticated living, this is the condo for you! Offering an open-concept layout with a rich, contemporary palette and warm hardwood flooring throughout, this unit checks all the boxes. The spacious living area easily accommodates formal dining or a stylish home office setup. The kitchen is beautifully appointed with maple cabinetry, and the generous primary bedroom includes a private walk-in closet. You'll love the full-length, sunny south-facing balcony perfect for enjoying your morning coffee or evening wine. Additional features include insuite laundry hookups and storage, a separate storage locker (#29), and a secure heated underground parking stall (#8). Enjoy the perks of a locked bike room, complementary BBQ, and laundry hookups in the in suite storage room. Recent condo board updates include elevators, boiler system, and parking area. All utilities electricity, heat, and hot water are included in the condo fees. Located just minutes from downtown, a block from Safeway, and steps from 17th Ave, Starbucks, and 12th Ave amenities. It truly has it all! must to see, Call today!



Built in 1978

## Essential Information

MLS® # A2238122

Price \$199,900

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	601, 735 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1J7

### Amenities

Amenities	Elevator(s), Gazebo, Park, Parking, Secured Parking, Storage, Visitor Parking, Laundry
Parking Spaces	1
Parking	Assigned, Parkade, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	9

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Level, Views
Construction	Concrete

### Additional Information

Date Listed	July 8th, 2025
Days on Market	17

Zoning

CC-MHX

## **Listing Details**

Listing Office

MaxWell Capital Realty

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