

# \$284,999 - 105, 1320 12 Avenue Sw, Calgary

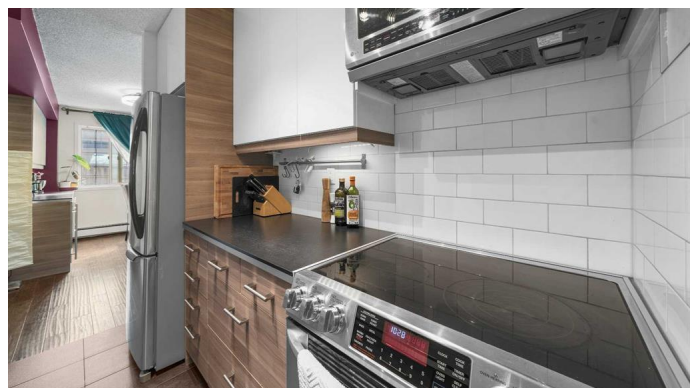
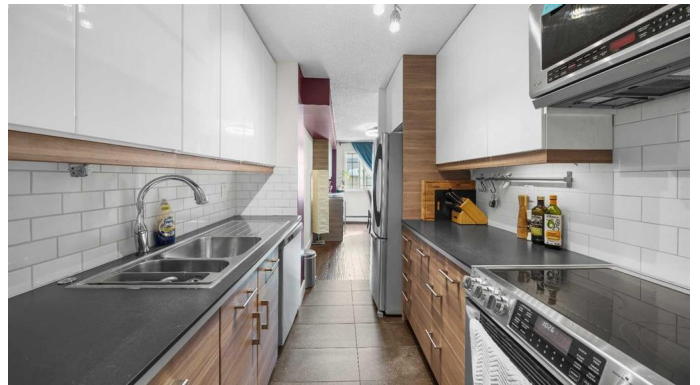
MLS® #A2245171

**\$284,999**

2 Bedroom, 1.00 Bathroom, 803 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*854 Square Feet of living space\* \*NO SHARED WALLS\* Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary's vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue's perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurants, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary's most desirable neighbourhoods!



Built in 1977

## Essential Information

MLS® #	A2245171
Price	\$284,999
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	803
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	105, 1320 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C6

### **Amenities**

Amenities	Storage, Service Elevator(s)
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	August 24th, 2025
Days on Market	69
Zoning	RM-7

## Listing Details

Listing Office            URBAN-REALTY.ca

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.