# \$234,000 - 211, 1335 12 Avenue, Calgary

MLS® #A2258649

# \$234,000

2 Bedroom, 1.00 Bathroom, 867 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban living meets unbeatable value in this bright 2 bedroom, 1 bathroom corner unit in the heart of Calgary's vibrant Beltline community! Step outside and your mere moments from the river pathways, the downtown core, and all the action of 17th Avenue, restaurants, cafe's, nightlife and shopping right at your doorstep! Inside enjoy sleek laminate flooring throughout, a crisp neutral colour palette and an abundance of natural light from large windows and balcony doors. The timeless white kitchen is finished with stone countertops and a classic subway tile backsplash, plus a generously sized in-suite storage room adds everyday convenience. This secure well maintained building offers an elegant lobby and includes an assigned covered parking stall in the parade. Whether you're a first time homebuyer, downsizing, or a savvy investor, this is a fantastic opportunity you wont want to miss, Book your showing today!

Built in 1978

## **Essential Information**

MLS® # A2258649

Price \$234,000

Bedrooms 2

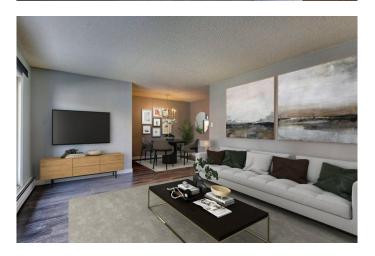
Bathrooms 1.00

Full Baths 1

Square Footage 867







Acres 0.00 Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 211, 1335 12 Avenue

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3P7

#### **Amenities**

Amenities Elevator(s), Laundry, Parking, Picnic Area, Snow Removal, Trash,

Visitor Parking

Parking Spaces 1

Parking Parkade, Assigned

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 9

### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

#### **Additional Information**

Date Listed September 19th, 2025

Days on Market 43

Zoning CC-MHX

# **Listing Details**

Listing Office CIR Realty

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