

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

MLS® #A2267099

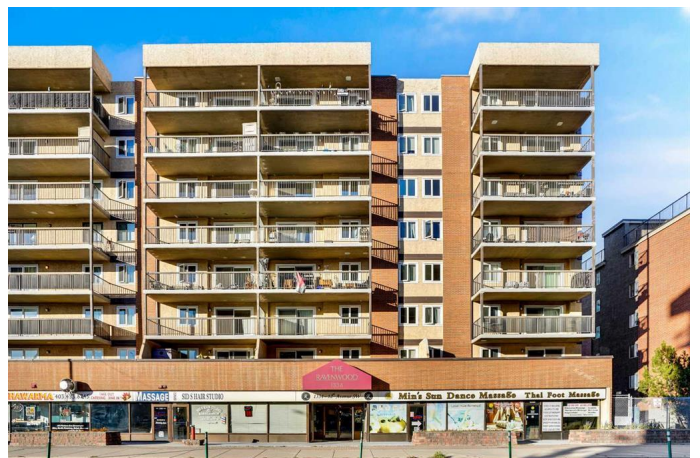
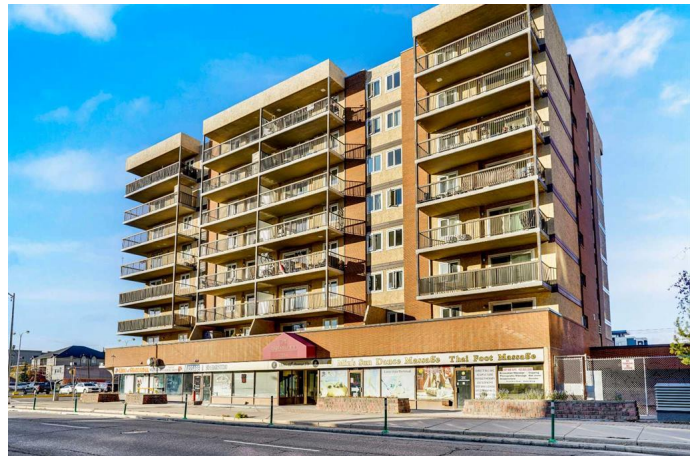
**\$189,900**

2 Bedroom, 1.00 Bathroom, 888 sqft

Residential 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.

Built in 1980

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267099          |
| Price          | \$189,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 305, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

**Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Parking, Secured Parking, Snow Removal                               |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Available, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                                               |
| Parking        | Secured, Titled, Underground                                                                    |

**Interior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting |
|-------------------|--------------------------------------------------------------------------------------------|

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                            |
| Cooling      | None                                                                              |
| # of Stories | 8                                                                                 |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony, Lighting |
| Construction      | Brick, Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 14                 |
| Zoning         | CC-X               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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