

# \$226,900 - 201, 1334 12 Avenue Sw, Calgary

MLS® #A2194163

**\$226,900**

2 Bedroom, 1.00 Bathroom, 924 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE â€“ Saturday, May 3 | 4:00 â€“

5:00 PM Wind down your afternoon with a relaxed, early-evening tour of this stylish condoâ€”drop in and see city living at its best! Spacious Inner-City Corner Unit! This generously sized 2 bedroom, 1 bath condo offers over 900 sq ft of comfortable living space. The remodeled kitchen features maple cabinets and stainless steel appliances. The expansive south-facing balcony, spanning the entire length of the unit, allows full sun to shine in and provides a private outdoor retreat for BBQs and relaxation. Inside, there is an in-suite washer and storage area with common coin laundry on the main floor of the building. This unit comes with a secured outdoor covered parking stall. Building amenities include a shared outdoor entertainment area, bike storage room and a well-equipped exercise room. Situated just blocks from the bustling, 17th Avenue entertainment district offers easy access to dining, shopping, and nightlife. Boasting exceptional walkability, the nearby Bow River pathways, Kensington, and downtown are all just minutes away. Set in a professionally managed concrete building, this is urban living at its finest!

Built in 1980

## Essential Information

MLS® # A2194163

Price \$226,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	201, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

### Amenities

Amenities	Parking, Coin Laundry, Picnic Area
Parking Spaces	1
Parking	Parking Pad
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	7

### Exterior

Exterior Features	Other
Construction	Concrete, Brick

### Additional Information

Date Listed	February 13th, 2025
Days on Market	77

Zoning

CC-X

## **Listing Details**

Listing Office

eXp Realty

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