

# \$170,000 - 204, 1836 12 Avenue Sw, Calgary

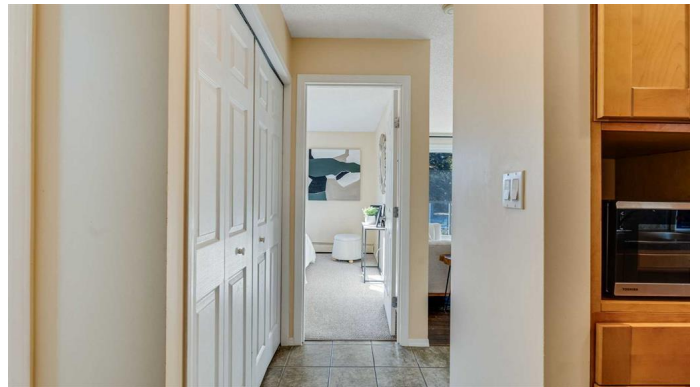
MLS® #A2263625

**\$170,000**

1 Bedroom, 1.00 Bathroom, 474 sqft  
Residential on 0.00 Acres

Sunalta, Calgary, Alberta

\*PRICE REDUCTION!! Here's your chance to own a bright and beautifully updated 1-bedroom condo in one of the city's most convenient inner-city locations. Whether you're a first-time buyer ready to step into homeownership or an investor looking for a turn-key rental, this property delivers on all fronts. Enjoy the sunny south exposure that fills the open-concept living area with natural light; perfect for relaxing, entertaining, or working from home. The modern kitchen features stainless steel appliances (including a new microwave), sleek countertops, and great storage space, making everyday living both stylish and functional. The spacious bedroom offers a peaceful retreat with a large window and plenty of room for your furnishings. The refreshed bathroom shines with brand-new tile in the bathtub, a new laminate countertop, and fresh neutral paint - giving the space a crisp, modern feel you'll love. Additional perks include an assigned parking stall, shared laundry, and a well-managed building with clean common areas and professional maintenance - offering peace of mind and low-stress ownership. Location couldn't be better: steps to the LRT for easy commuting, with nearby river pathways, tennis courts, shopping, and the vibrant energy of 17th Avenue all within walking distance. Whether you're ready to build equity instead of paying rent or expand your investment portfolio, this condo offers unbeatable value in a prime location. Book your showing today!



Built in 1978

### Essential Information

MLS® #	A2263625
Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	474
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	204, 1836 12 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0R6

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	October 13th, 2025
Days on Market	23
Zoning	M-C2

### **Listing Details**

Listing Office	CIR Realty
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