

# \$246,000 - 804, 1335 12 Avenue Sw, Calgary

MLS® #A2238522

**\$246,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

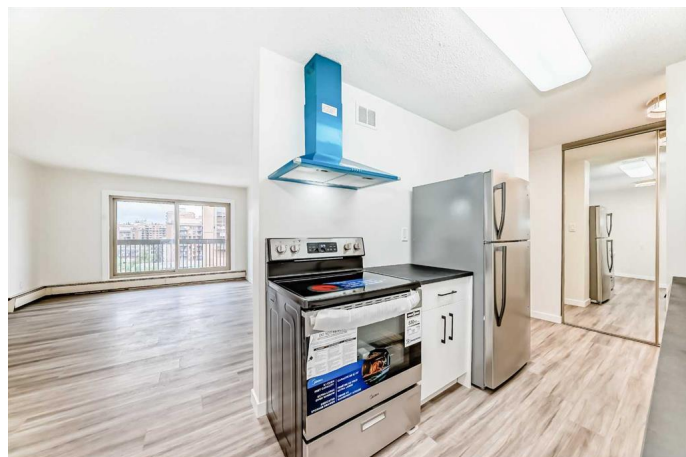
Beltline, Calgary, Alberta

Fully RENOVATED! NEW Appliances!  
Welcome to this 2-bedroom, 1-bath unit offering a bright, open layout and a warm, inviting atmosphere. The spacious living room is filled with natural light and opens onto a sunny south-facing balcony—perfect for your morning coffee or evening unwind. The stylish kitchen features fresh white cabinetry and brand-new stainless steel appliances, with a separate dining area ideal for entertaining. The large primary bedroom, second bedroom, and 4-piece bath complete this functional floor plan. This pet-friendly building includes an assigned covered parking spot and optional storage for a small fee. Located just steps to shopping, transit, trendy cafÃ©s, and pubs—everything you need is right at your doorstep. Don't miss out—book your private showing today!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238522  |
| Price          | \$246,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 815       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 804, 1335 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3P7                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Parking, Laundry |
| Parking Spaces | 1                |
| Parking        | Underground      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | See Remarks                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Baseboard                                            |
| Cooling           | None                                                 |
| # of Stories      | 9                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 39              |
| Zoning         | CC-MHX          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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