

# \$299,000 - 105, 1320 12 Avenue Sw, Calgary

MLS® #A2245171

**\$299,000**

2 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*SHOWINGS AVAILABLE AFTER AUGUST 26\* Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary's vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue—perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurants, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways—this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary's most desirable neighbourhoods!

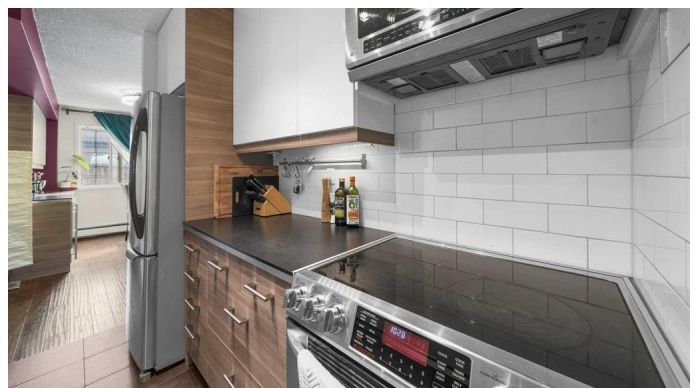
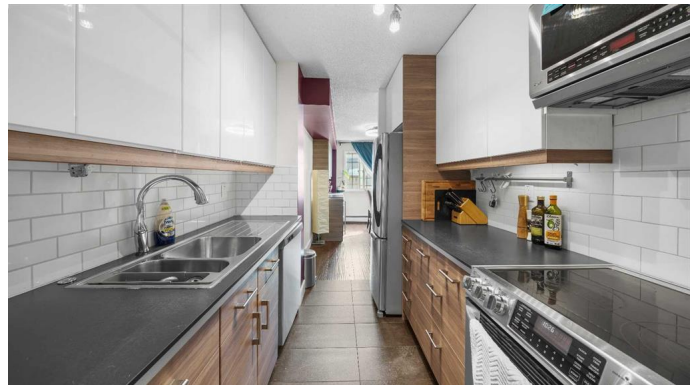
Built in 1977

## Essential Information

MLS® # A2245171

Price \$299,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 803               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105, 1320 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C6                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Service Elevator(s), Storage |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | See Remarks                                                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| # of Stories      | 6                                                                      |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 44                |
| Zoning         | RM-7              |

**Listing Details**

Listing Office                    URBAN-REALTY.ca

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