

# \$195,000 - 306, 1334 12 Avenue Sw, Calgary

MLS® #A2201230

**\$195,000**

1 Bedroom, 1.00 Bathroom, 612 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning open-concept condo in the vibrant Beltline community of Calgary! Perfectly designed for urban living, this spacious one-bedroom unit boasts new laminate flooring throughout, a large living area, and a stylish kitchen with granite countertops—ideal for cooking and entertaining.

Enjoy the convenience of in-suite laundry, a storage closet, and a beautifully appointed bathroom with high-end finishes. Step outside onto the massive balcony and take in breathtaking city views, perfect for unwinding or entertaining guests.

This unit also includes titled underground parking, ensuring comfort and security year-round. The building features two elevators for easy access and is ideally located close to all amenities, including transit, shopping, restaurants, and more.

Whether you're a first-time homebuyer, investor, or looking for the ultimate downtown lifestyle, this property is a must-see! Book your showing today!

Built in 1980

## Essential Information

MLS® #	A2201230
Price	\$195,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

### **Amenities**

Amenities	Coin Laundry, Elevator(s), Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	8

### **Exterior**

Exterior Features	Balcony, Lighting
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 16

Zoning CC-X

### **Listing Details**

Listing Office CIR Realty

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