

# \$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 | 78                  |

Zoning                      CC-X

**Listing Details**

Listing Office              eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.