

# \$240,000 - 402, 1320 12 Avenue Sw, Calgary

MLS® #A2243963

**\$240,000**

2 Bedroom, 1.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover this bright and inviting 770 sq ft, 4th-floor, south-facing apartment in the heart of Calgary's vibrant Beltline neighbourhood. Perfect for investors or first-time buyers, this 2-bedroom gem offers a fantastic opportunity to own in one of the city's most walkable and sought-after areas. The south-facing living room is flooded with natural light, creating a warm and welcoming atmosphere. Enjoy outdoor living on the expansive deck. Features include a galley kitchen, cozy dining room, and two spacious bedrooms, ideal for small families, roommates, or a home office. Ample storage space to keep your home organized and clutter-free. Steps away from trendy shops, cafes, restaurants, and entertainment, with easy access to downtown Calgary. Located in a highly walkable neighbourhood, close to public transit, parks, and all the amenities Beltline has to offer. This apartment is a great find, combining affordability, location, and lifestyle. Don't miss out on this incredible opportunity to own or invest in Calgary's dynamic Beltline community!

Built in 1977

## Essential Information

MLS® #                   A2243963

Price                     \$240,000

Bedrooms             2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402, 1320 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R6                |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Laundry           |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | See Remarks                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard                                                       |
| Cooling           | None                                                            |
| # of Stories      | 6                                                               |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 32              |
| Zoning         | CC-X            |

### Listing Details

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.