

# \$184,900 - 404, 1027 12 Avenue Sw, Calgary

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MLS® #A2265869

**\$184,900**

1 Bedroom, 1.00 Bathroom, 476 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to an exceptional opportunity for both first-time buyers and investors! Discover the perfect chance to turn rent payments into homeownership or expand your investment portfolio with this beautifully maintained top-floor condo, ideally located in the heart of Calgary's dynamic Beltline district. Enjoy the best of urban living, just a five-minute walk or bike ride from the trendy boutiques, caf  s, and restaurants along lively 17th Ave SW. This bright and spacious one-bedroom home features an inviting open layout with plenty of room to relax and unwind. South-facing windows fill the space with natural light throughout the day, creating a warm and welcoming atmosphere. The bedroom offers comfort and functionality, complemented by excellent in-suite storage. Step outside through updated vinyl windows and patio doors onto your private balcony  perfect for soaking up sunny afternoons. With low condo fees, professional management, and a highly sought-after inner-city location, this property is ideal for young professionals, couples, or investors seeking a reliable rental opportunity in one of Calgary's most vibrant neighborhoods. Don't miss your chance to own this bright Beltline condo and experience the very best of downtown living!

Built in 1962

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2265869          |
| Price          | \$184,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 476               |
| Acres          | 0.00              |
| Year Built     | 1962              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 404, 1027 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0J5                |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Coin Laundry, Parking |
| Parking Spaces | 1                     |
| Parking        | Parking Pad, Stall    |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s)                      |
| Appliances        | Electric Oven, Microwave, Range Hood, Refrigerator |
| Heating           | Baseboard                                          |
| Cooling           | None                                               |
| # of Stories      | 4                                                  |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 21st, 2025 |
|-------------|--------------------|

|                |        |
|----------------|--------|
| Days on Market | 7      |
| Zoning         | CC-MHX |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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