\$635,000 - 1227 12 Street Sw, Calgary

MLS® #A2266720

\$635,000

2 Bedroom, 3.00 Bathroom, 1,616 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beautifully reimagined and ideally located, this three-storey home in Calgary's Beltline offers an exceptional blend of modern design and urban convenience. Situated steps from bike lanes, local parks, restaurants, and boutique retail, this address captures the true essence of inner-city living. Downtown, 17th Avenue SW, and the Bow River pathways are all close at hand, making it a perfect location for those who value both lifestyle and accessibility. Completely redesigned in 2018, the home underwent a thoughtful renovation that opened up the kitchen, added a second full bathroom on the top floor, and refreshed every surface with new lighting, finishes, and fixtures. A further transformation in 2021 introduced a flexible lower-level spaceâ€"designed to function as both a media room and home officeâ€"with a built-in, adjustable desk. The fenced outdoor area was also upgraded with low-maintenance turf, creating an inviting, worry-free extension of the home. The open-concept layout allows the living and dining spaces to flow seamlessly, extending through double French doors to a west-facing patioâ€"perfect for entertaining or quiet evenings outdoors, while the kitchen anchors the main level with its stainless steel appliances, bold blue tile backsplash, quartz countertops, and a generous island ideal for both cooking and gathering. The upper level features two bright and spacious bedrooms, each with vaulted ceilings, large windows, and generous closets. The primary suite includes a







private ensuite and a Juliet balcony overlooking downtown, while the second full bathroom and laundry area add function and ease. Significant updates include electrical, plumbing, and lighting in 2018, along with a new hot water tank that same year, and central air conditioning added in 2021. The property also offers parking for two vehicles, including a single garage with additional storage and a large driveway. Modern in design, practical in layout, and surrounded by the best of Calgary's inner cityâ€"this Beltline home delivers a lifestyle defined by comfort, convenience, and style.

Built in 1997

Essential Information

MLS® # A2266720 Price \$635,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,616 Acres 0.00 Year Built 1997

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 1227 12 Street Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3W9

Amenities

Amenities Secured Parking

Parking Spaces

Parking Single Garage Attached

2

of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen

Island, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Soaking

Tub, Storage, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Basement None

Exterior

Exterior Features Balcony, Private Entrance
Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 24th, 2025

Days on Market 11

Zoning CC-MH

Listing Details

Listing Office RE/MAX First

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.