

# \$235,000 - 302, 1320 12 Avenue Sw, Calgary

MLS® #A2207576

**\$235,000**

2 Bedroom, 1.00 Bathroom, 766 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

This 2-bedroom, 1-bathroom condo in the heart of Downtown Calgary is a fantastic opportunity for investors and homeowners alike. Whether you're looking to generate rental income or enjoy the convenience of inner-city living, this unit is ready for you.

Flooded with natural light, this south-facing condo boasts a bright and airy atmosphere throughout the day. It has also been recently updated with fresh paint, brand-new carpet, and modern light fixtures, making it truly move-in ready.

Tucked away on 12th Avenue SW, it offers the perfect blend of a quieter street setting while being just steps from vibrant 17th Avenue, one of Calgary's most sought-after destinations. Stroll to trendy cafés, award-winning restaurants, boutique shops, fitness studios, and lively nightlife. Enjoy brunch at The Beltliner, sip craft cocktails at Model Milk, grab a coffee at Analog Coffee, or explore high-end shopping at Gravity Pope and Kit and Ace. For entertainment, you're just minutes from the Scotiabank Saddledome, where you can catch concerts and Flames games, as well as scenic green spaces like Connaught Park and Lougheed House Gardens.

Don't miss this opportunity to own in one of Calgary's most dynamic and walkable neighborhoods! Book your private tour today!



Built in 1977

### Essential Information

MLS® #	A2207576
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	766
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	302, 1320 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 2J6

### Amenities

Amenities	Laundry
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	CC-X

## **Listing Details**

Listing Office	Real Broker
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