

# \$254,000 - 508, 1334 12 Avenue Sw, Calgary

MLS® #A2198706

## \$254,000

2 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.00 Acres

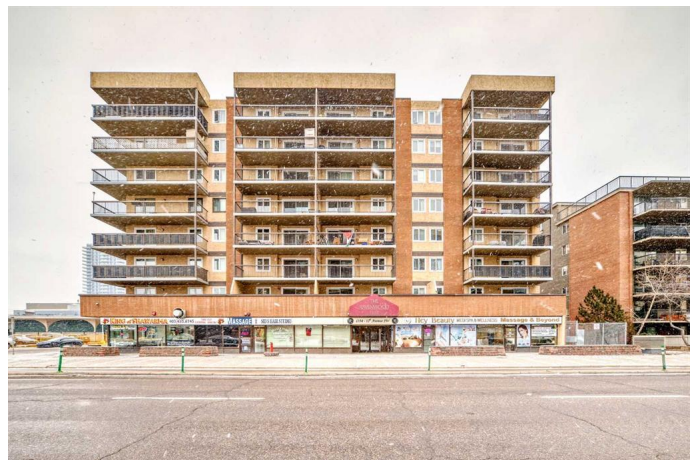
Beltline, Calgary, Alberta

**\*\* New Flooring, Paint, Appliances, recently Renovated\*\*** Experience urban living at its finest in this beautifully updated 2-bedroom, 1-bathroom condo in the heart of Beltline. Boasting panoramic views of downtown, this unit features modern flooring upgrades, an oversized patio door leading to a spacious balcony, and stylish stainless steel appliances in the kitchen. Along with a titled underground parking stall that is heated and secured. Enjoy the convenience of in-suite laundry with a dedicated laundry room, and appreciate the open concept design that maximizes space and natural light. Located in one of Calgary's most vibrant neighborhoods, you'll be just steps from restaurants, shopping, transit, and nightlife. Don't miss this opportunity

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198706    |
| Price          | \$254,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 872         |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 508, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Secured, Titled, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Stove(s) |
| Heating           | Baseboard  |
| Cooling           | Central Air  |
| # of Stories      | 8  |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 88               |
| Zoning         | CC-X             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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