# \$219,900 - 608, 1335 12 Avenue Sw, Calgary

MLS® #A2206277

#### \$219,900

1 Bedroom, 1.00 Bathroom, 607 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new home in the vibrant Beltline! This charming 1 bed/1 bath suite boasts an inviting atmosphere, offering a spacious living room that's bathed in natural light, thanks to the large sliding patio doors. The bright, south-facing orientation ensures your home is filled with sunshine throughout the day. Step outside onto your expansive, covered balconyâ€"perfect for enjoying a morning coffee or unwinding after a busy day. Inside, the kitchen features fresh white cabinetry, stainless steel appliances, and stone countertops that add a touch of luxury. A separate dining area provides ample space for entertaining or casual meals. A 4-pc bath provides a stone vanity, convenient tub/shower combo, and a low-flow toilet for eco-friendly living. For added convenience, you'II love the in-suite laundry room with washing machine, and generous storage space to keep everything organized. The large bedroom offers mirrored closet doors, giving you ample storage for your wardrobe. This pet-friendly building offers an assigned covered parking spot and additional storage for a small fee. And with a prime location just steps away from shopping, transit, trendy cafes, and pubs, everything you need is within reach. Don't miss out on this rare findâ€"where comfort, community, and convenience meet!







Built in 1978

#### **Essential Information**

MLS® # A2206277 Price \$219,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 607 Acres 0.00

Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 608, 1335 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3P7

#### **Amenities**

Amenities Other, Parking

Parking Spaces 1

Parking Assigned, Parkade, Stall, Underground

#### Interior

Interior Features Low Flow Plumbing Fixtures, Stone Counters, Storage

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Baseboard, Natural Gas

Cooling None # of Stories 10

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 35

Zoning CC-MHX

## **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.