

# \$189,900 - 704, 1334 12 Avenue Sw, Calgary

MLS® #A2257386

**\$189,900**

2 Bedroom, 1.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this Bright and Spacious End Unit in the Heart of the Beltline

This exceptional end-unit residence features a wrap-around balcony and an abundance of windows, filling the home with natural light. Offering a thoughtfully designed open-concept layout, this two-bedroom, one-bathroom condo is the perfect blend of comfort and convenience.

The west-facing concrete unit showcases brand new laminate flooring, fresh paint throughout, and an expansive living space ideal for both relaxing and entertaining. Enjoy the ease of in-suite laundry, secure underground titled parking, and additional storage.

Located within walking distance to downtown offices, buses, the LRT station, and major grocery stores-including Safeway, Co-Op, and Community Natural Foods-this home truly places you at the center of it all.

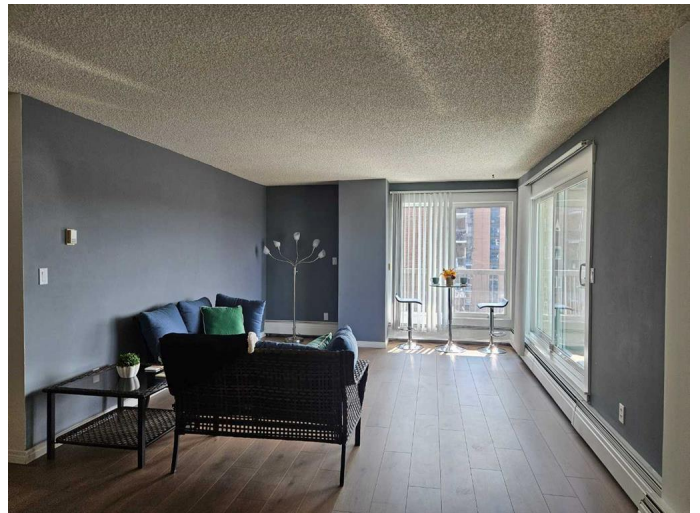
Whether you're a first-time buyer, downsizing, retiring, or looking for a smart investment, this property checks every box. Don't miss the chance to call this vibrant Beltline condo your own-schedule your private showing today!

Built in 1980

## Essential Information

MLS® # A2257386

Price \$189,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 704, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C3R9                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Coin Laundry, Elevator(s)          |
| Parking Spaces | 1                                  |
| Parking        | Underground, Heated Garage, Titled |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| # of Stories      | 8                                                                 |

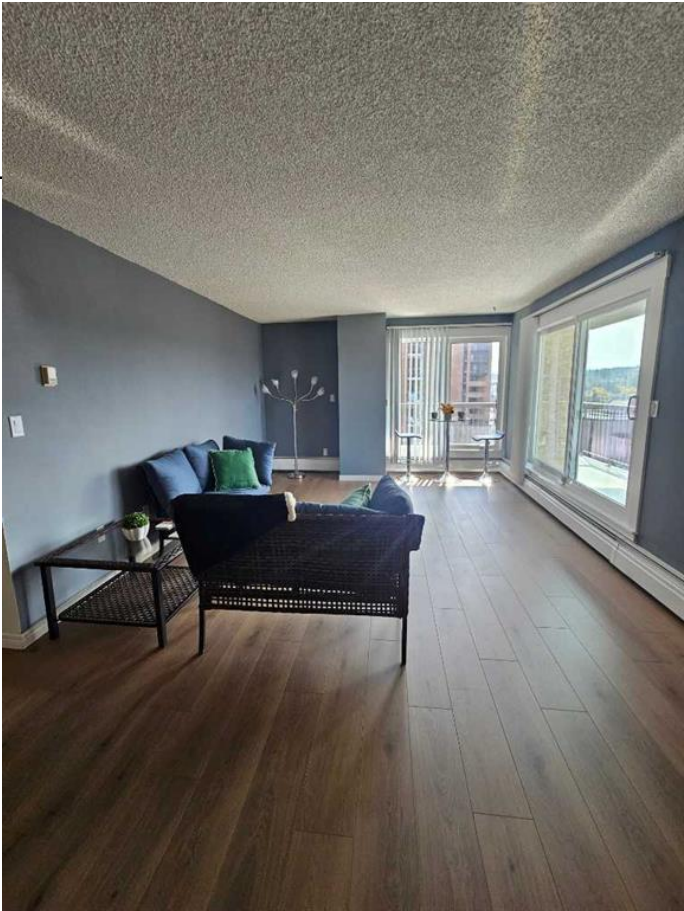
### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 23                   |

|                        |                               |
|------------------------|-------------------------------|
| Zoning                 | CC-X                          |
| <b>Listing Details</b> |                               |
| Listing Office         | Metro Benchmark Real Estate L |



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