105, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2245171
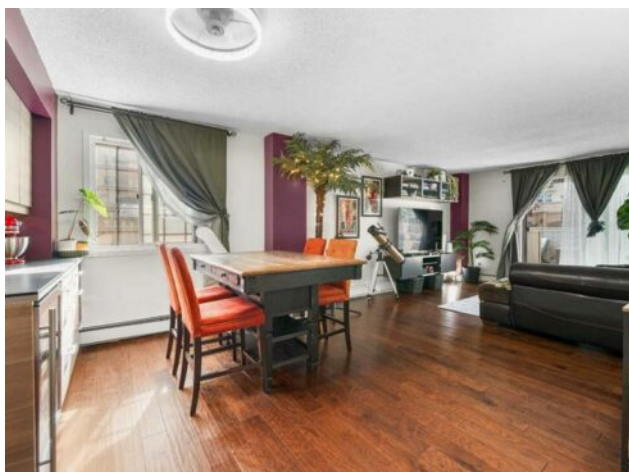
$284,999

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	803 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	2	**Baths:**	1

Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 653
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete		**Zoning:**	RM-7
Foundation:	-		**Utilities:**	-
Features:	See Remarks			

Inclusions:	TV Stand, Floating shelf above TV

854 Square Feet of living space *NO SHARED WALLS* * Brand new LG washer/dryer * Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary’s vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue—perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurant’s, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways—this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary’s most desirable neighbourhoods!