

302, 1027 12 Avenue SW
Calgary, Alberta

MLS # A2265154



\$178,000

Division: Beltline

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 474 sq.ft. **Age:** 1962 (64 yrs old)

Beds: 1 **Baths:** 1

Garage: Off Street

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 471

LLD: -

Zoning: CC-MHX

Utilities: -

Heating: Baseboard
Floors: Hardwood
Roof: -
Basement: -
Exterior: Wood Frame
Foundation: -
Features: Open Floorplan, See Remarks

Inclusions: NA

Enjoy modern city living in this stylish and sunlit 1-bedroom condo, featuring hardwood floors, a modern updated kitchen, and newer vinyl windows. The open-concept layout flows to a private balcony with beautiful views, and includes shared off-street parking—all in one of Calgary's most desirable inner-city neighborhoods. Walk to everything downtown has to offer. Safeway, Co-op, community Natural Food market, cafes, restaurants and transit are all just a short walk away. Currently home to a reliable long-term tenant who would love to stay, this property offers an easy, turnkey investment opportunity with steady income from day one.