

1206, 788 12 Avenue SW
Calgary, Alberta

MLS # A2266051



\$469,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: None.

Welcome to your dream condo in the heart of the Beltline! This beautifully designed 2-bedroom + den, 2-bathroom corner unit offers just under 1,100 sq.ft. of bright, open-concept living with 9 ft ceilings and expansive floor-to-ceiling windows showcasing breathtaking city and mountain views. The spacious living area flows seamlessly into the modern kitchen featuring stainless steel appliances, granite countertops, and ample cabinet space—perfect for cooking, entertaining, or enjoying quiet evenings at home. The living and dining areas open onto your private balcony, ideal for morning coffee, relaxing after work, or enjoying sunset views over the city. The primary bedroom includes a generous walk-in closet and a private 3-piece ensuite. The second bedroom is located on the opposite side of the home with convenient access to the main 4-piece bathroom, providing excellent separation and flexibility for guests, roommates, or a home office setup. Work comfortably from home in the oversized den, and enjoy the convenience of in-suite laundry with built-in storage. This unit also includes a separate storage locker located on the 2nd floor, providing valuable extra space outside the suite. Additional perks include titled underground parking, plenty of heated underground guest parking, and a residents’ car wash bay. Residents also benefit from the added comfort of an on-site concierge Monday to Friday (9am–5pm). Ideally located at 12 Avenue & 7 Street SW, you’re close to everything—Safeway just one block west, parks, cafés, restaurants, transit, and only a short walk to the downtown core. This stunning unit combines comfort, convenience, and elevated urban living—an incredible opportunity in one of Calgary’s most desirable inner-city locations.