

\$320,000 - 206, 1315 12 Avenue Sw, Calgary

MLS® #A2237768

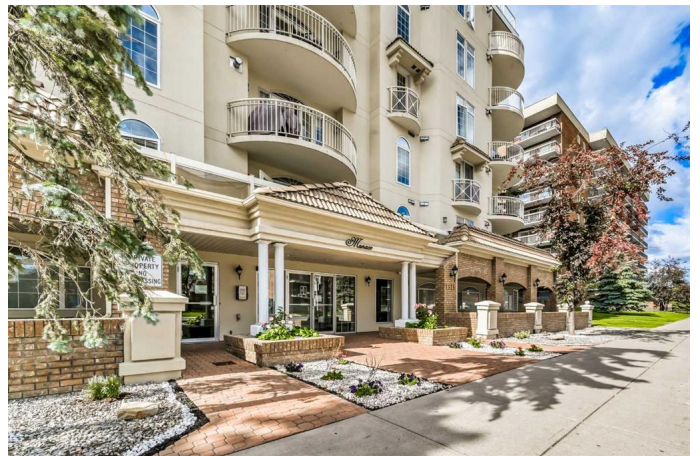
\$320,000

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant inner-city living in this sun-soaked, south-facing condo nestled in the heart of Calgary's Beltline. Thoughtfully designed with 936 square feet of open-concept space, this 2-bedroom, 2-bathroom home blends comfort and convenience with stylish finishings throughout. The kitchen features granite countertops, a central island with a breakfast bar, and a gas stove, making it perfect for both home cooks and entertainers alike. The bright living room centers around a cozy gas fireplace and opens onto a spacious 91-square-foot balcony equipped with a natural gas line for summer grilling. The well-separated bedrooms offer privacy, with the primary suite including mirrored closets and a 4-piece ensuite with a relaxing soaker tub. The second bedroom is adjacent to a 3-piece bath with a walk-in shower, ideal for guests or a home office setup. In-suite laundry and extra storage add everyday functionality, while secure underground parking provides peace of mind. Although listed as Unit #206, this home is situated on the third floor and faces away from the traffic along 12th Avenue, offering a quiet and private retreat. You'll enjoy all the benefits of inner-city living—cafés, restaurants, transit, and the Bow River Pathway system just 750 metres away—without compromising your peace and quiet. With a Walk Score that classifies it as both a Walker's and Biker's Paradise, this is an ideal opportunity for those seeking a



vibrant yet tranquil lifestyle in one of
Calgary's most desirable neighbourhoods.

Built in 2000

Essential Information

MLS® #	A2237768
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	206, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Storage, Crown Molding, Track Lighting
Appliances	Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	July 8th, 2025
Days on Market	30
Zoning	CC-MHX

Listing Details

Listing Office	The Real Estate District
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