# \$190,000 - 706, 1334 12 Avenue Sw, Calgary

MLS® #A2219592

### \$190,000

1 Bedroom, 1.00 Bathroom, 610 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Back on the market... Welcome to your bright and spacious sub-penthouse 1-bedroom condo in a super convenient spot near 14th Street! This quiet unit is full of natural light, with an open-concept layout that makes it feel airy and welcoming with a open space to the kitchen you'll find a prep space, good of storage, and sleek black appliancesâ€"perfect for whipping up your favourite meals.

Step out onto your large west-facing balcony and kick back with a drink while soaking in the sunset and the beautiful city view. You're just a short walk to all the buzz and shopping on trendy 17th Ave SW, and it's an easy commute downtown—honestly, you might even want to leave the car in your secure titled underground parking spot and just walk to work!

Bonus: This pet-friendly building (with board approval) means your furry friend is welcome too. With in-suite laundry, extra storage, and a great location, this place checks all the boxes. Whether you're a first-time buyer, downsizing, retiring, or investing, this is a fantastic opportunity.

Don't miss outâ€"this one won't last long. Book your private tour today!

Built in 1980

#### **Essential Information**







MLS® # A2219592 Price \$190,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 610

Acres 0.00

Year Built 1980

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 706, 1334 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C3R9

#### **Amenities**

Amenities Elevator(s), Coin Laundry

Parking Spaces 1

Parking Parkade

# of Garages 1

#### Interior

Interior Features Elevator

Appliances Electric Stove, Refrigerator

Heating Natural Gas, Hot Water

Cooling Other

# of Stories 8

#### **Exterior**

Exterior Features Balcony
Construction Concrete

#### **Additional Information**

Date Listed May 10th, 2025

Days on Market 173
Zoning CC-X

## **Listing Details**

Listing Office RE/MAX Complete Realty

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