# \$339,900 - 303, 1315 12 Avenue Sw, Calgary

MLS® #A2219652

## \$339,900

2 Bedroom, 2.00 Bathroom, 892 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step inside this stunning corner suite in the iconic Monaco building in Calgary's trendy Beltline district, where timeless Mediterranean-inspired architecture meets modern urban living. Designed with meticulous attention to detail, this residence features arched walls, sculpted ceilings, and grand crown moulding, creating a sense of sophistication and style throughout. Expansive arched windows invite natural light to pour into the open living space, highlighting the impressive 9 ft ceilings and enhancing the feeling of spaciousness. The architectural allure continues with French doors leading to a massive private balcony that spans the entire corner of the unit â€" perfect for outdoor entertaining or enjoying city views. Inside, the kitchen exudes elegance with maple cabinetry. centre island, stainless steel appliances, seamlessly connecting to the main living area, complete with a gas fireplace with a modern niche for storage. The primary suite is a serene retreat, featuring a luxurious Jacuzzi tub and custom finishes, while the second bedroom offers ample space and versatility. Building amenities include a rooftop sun deck, bike room storage, and visitor parking, all within the security of solid concrete construction. Located in the heart of the Beltline district, you're steps away from the Bow River pathways, Sunalta and Kirby LRT stations, a few blocks to Bow River pathways17th Avenue's eclectic shops and cafes, and the downtown core â€" all







wrapped in architectural charm and sophisticated design.

#### Built in 2000

## **Essential Information**

MLS® # A2219652 Price \$339,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 892
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 303, 1315 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0P6

#### **Amenities**

Amenities Bicycle Storage, Parking, Visitor Parking

Parking Spaces 1

Parking Underground

## Interior

Interior Features High Ceilings, No Smoking Home

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Gas Stove

Heating Baseboard, Hot Water

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Gas

# of Stories 7

## **Exterior**

Exterior Features Other

Roof Concrete

Construction Stucco, Brick, Concrete

## **Additional Information**

Date Listed May 12th, 2025

Days on Market 172

Zoning CC-MHX

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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