

# \$284,999 - 105, 1320 12 Avenue Sw, Calgary

MLS® #A2245171

**\$284,999**

2 Bedroom, 1.00 Bathroom, 803 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*854 Square Feet of living space\* \*NO SHARED WALLS\* Discover the perfect blend of modern living and urban convenience in this beautifully updated 2-bedroom, 1-bathroom ground-level condo, ideally located in Calgary's vibrant Beltline community. Enjoy the rare benefit of a private front patio with direct access to 12th Avenue—perfect for pets, and added privacy. Inside, you'll find an upgraded kitchen featuring sleek finishes, a custom coffee bar, and a built-in wine cooler. The spacious bathroom includes a luxurious double vanity sink, offering added comfort and functionality. Additional highlights include, in-suite laundry, ample storage, and stylish modern touches throughout. This home is ideal for professionals, first-time buyers, or anyone looking to enjoy low-maintenance inner-city living. Just minutes from 17th avenue, as well as shopping, restaurants, nightlife, Sunalta C-Train Station, and the scenic Bow River pathways—this location truly has it all. Don't miss your chance to own this unique and move-in-ready condo in one of Calgary's most desirable neighbourhoods!

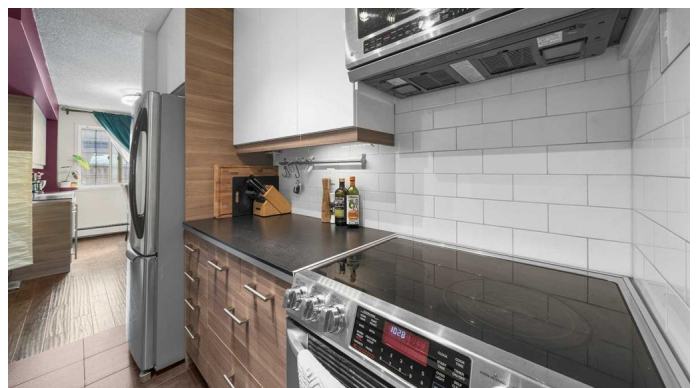
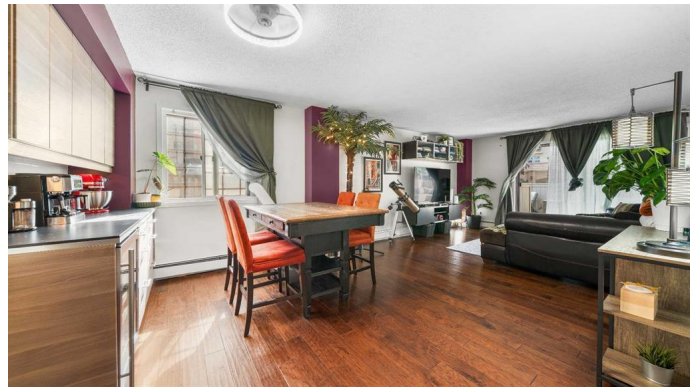
Built in 1977

## Essential Information

MLS® #                      A2245171

Price                        \$284,999

Bedrooms                2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 803               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105, 1320 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C6                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Storage, Service Elevator(s) |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | See Remarks                                                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| # of Stories      | 6                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 72                |
| Zoning         | RM-7              |

**Listing Details**

Listing Office                    URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.