# \$320,000 - 1305, 788 12 Avenue Sw, Calgary

MLS® #A2207980

# \$320,000

1 Bedroom, 1.00 Bathroom, 669 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

This beautifully maintained 1-bedroom, 1-bathroom condo offers a bright, thoughtfully designed living space in a vibrant and convenient neighbourhood. Pride of ownership is evident throughout, while fresh updates – new flooring, waterfall quartz countertops, and fresh blinds â€" bring a sleek, contemporary feel. The open-concept layout is enhanced by floor-to-ceiling windows and nine-foot ceilings, creating an airy, inviting atmosphere in the spacious living room. A built-in desk provides a dedicated workspace, while the in-suite laundry room offers extra storage. This unit comes with an additional storage locker in the building for even more convenience. The private west-facing balcony is the perfect spot to unwind, with glimpses of The Rocky Mountains adding to the charm. Stay comfortable year-round with air conditioning, and enjoy the perks of titled underground parking, including a car wash bay to keep your vehicle looking its best. Located in a vibrant neighbourhood just one block from Safeway and surrounded by shops, restaurants, and parks, this condo offers the perfect balance of comfort, style, and convenience.







Built in 2009

# **Essential Information**

MLS® # A2207980 Price \$320,000 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 669

Acres 0.00

Year Built 2009

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1305, 788 12 Avenue Sw

Subdivision Beltline

City Calgary

County Calgary

Province Alberta

Postal Code T2R0H1

#### **Amenities**

Amenities Car Wash, Elevator(s), Garbage Chute, Secured Parking, Trash, Visitor

**Parking** 

Parking Spaces 1

Parking Parkade, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fan Coil, Forced Air

Cooling Central Air

# of Stories 18

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stone

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 76
Zoning DC

# **Listing Details**

Listing Office 2% Realty

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