

# \$315,000 - 1005, 1118 12 Avenue Sw, Calgary

MLS® #A2225616

**\$315,000**

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**GREAT VALUE 1 BEDROOM + DEN IN BELTLINE / 669 SQFT / AIR CONDITIONED / TITLED UNDERGROUND PARKING + STORAGE / PET FRIENDLY\*\*\***

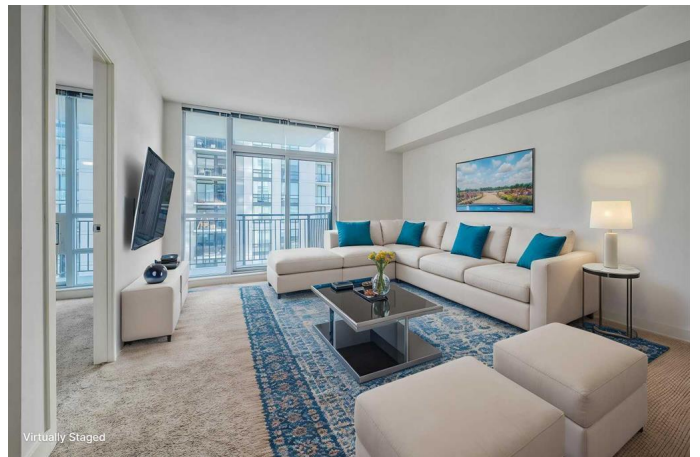
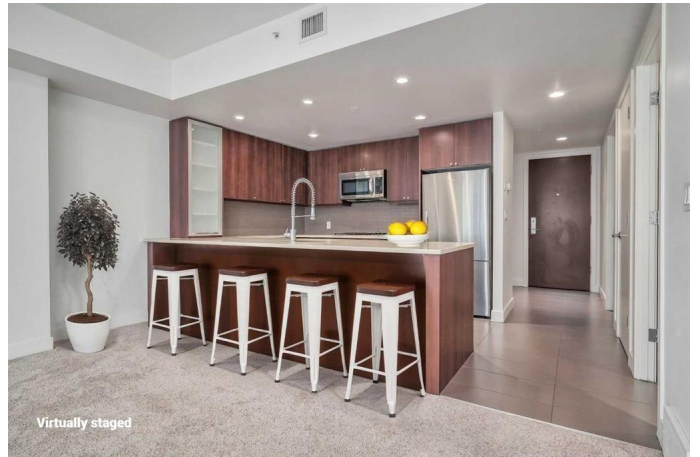
Located in the heart of Calgary's vibrant Beltline! This spacious condo combines comfort, function, and style in one of the city's most walkable locations – just steps to Downtown, 17th Avenue, restaurants, caf  s, groceries, parks and green spaces.

\*\*\* Step inside to a private entry foyer, offering a warm welcome and plenty of room for a bench or console table. This functional layout continues with a separate den/flex space – perfect for a home office or extra storage, and an entry coat closet.

The heart of the home is the generous kitchen featuring quartz countertops, a massive breakfast bar, and abundant cabinets and drawers. Stainless steel appliances, include a BOSCH built-in oven, gas cooktop, and dishwasher, elevating the cooking experience. A kitchen sink with commercial style faucet, and a garburator adds extra convenience.

The large living area is bright and airy, thanks to 9-ft ceilings and ceiling-height windows that bring in morning sun. There's also a built-in nook with quartz counter, ideal for a coffee bar or workstation. Step out onto your large east-facing balcony, offering DOWNTOWN VIEWS and a blend of north and south aspects.

The primary bedroom features a



walk-through closet leading to a cheater ensuite bathroom, complete with a soaker tub, and large shower enclosure with 10mm glass.

And the washer and dryer are conveniently tucked away in a closet in here.

The property is completed with a secure underground parking stall, and a good-sized storage locker located on the 2nd floor.

\*\*\* This well-managed building offers an impressive array of amenities designed to elevate your lifestyle. Enjoy the convenience of a full-time concierge, a fitness centre with separate saunas. An elegant party room ideal for hosting events with a landscaped courtyard offering additional outdoor space. Guest suites are available for overnight visitors, and secure underground visitor parking ensures friends and family are always welcome.

Offering the best of urban Calgary living, this unit is perfect for urban professionals, downsizers, or investors. Contact me to book your private viewing today and see why this could be a smart move for you!

Built in 2008

### **Essential Information**

MLS® #	A2225616
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1005, 1118 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0P4

## Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Sauna, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central, Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	27

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Membrane
Construction	Aluminum Siding, Concrete, Glass, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	20
Zoning	CC-X

## Listing Details

Listing Office	2% Realty
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