

# \$325,000 - 1305, 788 12 Avenue Sw, Calgary

MLS® #A2207980

## \$325,000

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

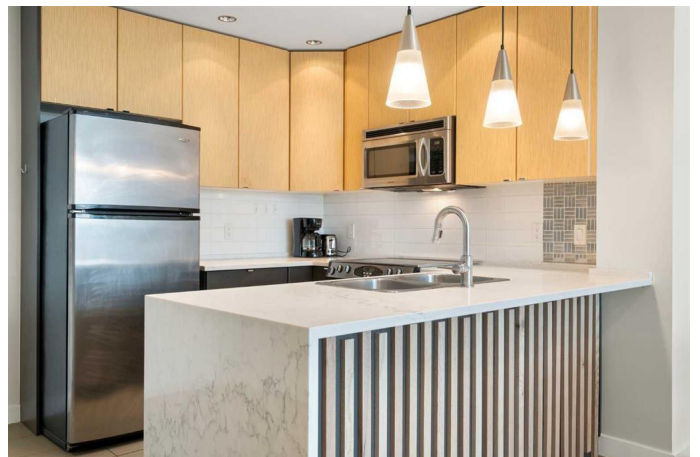
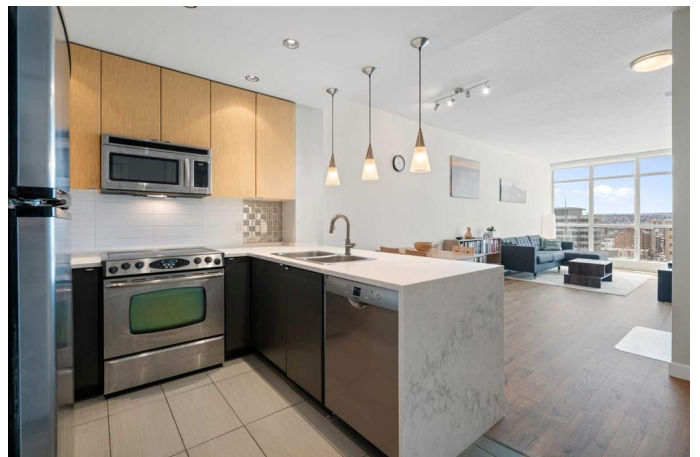
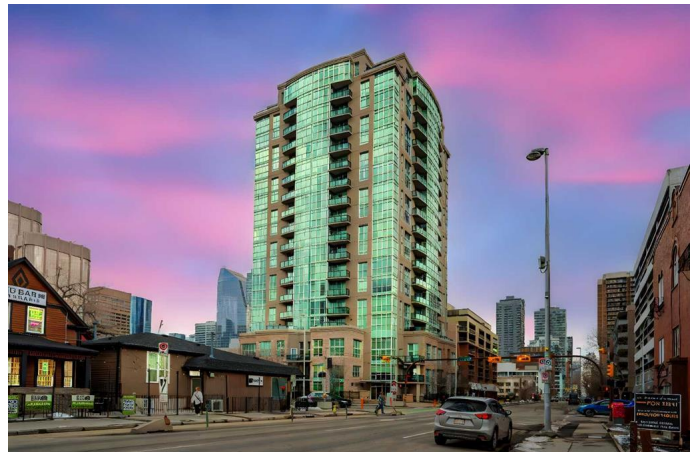
Beltline, Calgary, Alberta

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 â€“ 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  | \$325,000 |



|                |                   |
|----------------|-------------------|
| 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 | 40 |
| Zoning         | DC |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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