\$320,000 - 206, 1315 12 Avenue Sw, Calgary

MLS® #A2237768

\$320,000

2 Bedroom, 2.00 Bathroom, 954 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant inner-city living in this sun-soaked, south-facing condo nestled in the heart of Calgary's Beltline. Thoughtfully designed with 936 square feet of open-concept space, this 2-bedroom, 2-bathroom home blends comfort and convenience with stylish finishings throughout. The kitchen features granite countertops, a central island with a breakfast bar, and a gas stove, making it perfect for both home cooks and entertainers alike. The bright living room centers around a cozy gas fireplace and opens onto a spacious 91-square-foot balcony equipped with a natural gas line for summer grilling. The well-separated bedrooms offer privacy, with the primary suite including mirrored closets and a 4-piece ensuite with a relaxing soaker tub. The second bedroom is adjacent to a 3-piece bath with a walk-in shower, ideal for guests or a home office setup. In-suite laundry and extra storage add everyday functionality, while secure underground parking provides peace of mind. Although listed as Unit #206, this home is situated on the third floor and faces away from the traffic along 12th Avenue, offering a quiet and private retreat. You'II enjoy all the benefits of inner-city livingâ€"caf©s, restaurants, transit, and the Bow River Pathway system just 750 metres awayâ€"without compromising your peace and quiet. With a Walk Score that classifies it as both a Walker's and Biker's Paradise, this is an ideal opportunity for those seeking a







vibrant yet tranquil lifestyle in one of Calgary's most desirable neighbourhoods.

Built in 2000

Essential Information

MLS® # A2237768 Price \$320,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 954
Acres 0.00
Year Built 2000

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 206, 1315 12 Avenue Sw

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

Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters,

Kitchen Island, Soaking Tub, Storage, Track Lighting

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

Washer/Dryer Stacked, Window Coverings, Garburator

Heating Baseboard

Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Gas, Living Room

of Stories 7

Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Construction Brick, Concrete, Stucco

Additional Information

Date Listed July 8th, 2025

Days on Market 119

Zoning CC-MHX

Listing Details

Listing Office The Real Estate District

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