

# \$198,000 - 601, 1334 12 Avenue Sw, Calgary

MLS® #A2252748

**\$198,000**

2 Bedroom, 1.00 Bathroom, 924 sqft

Residential on 0.00 Acres

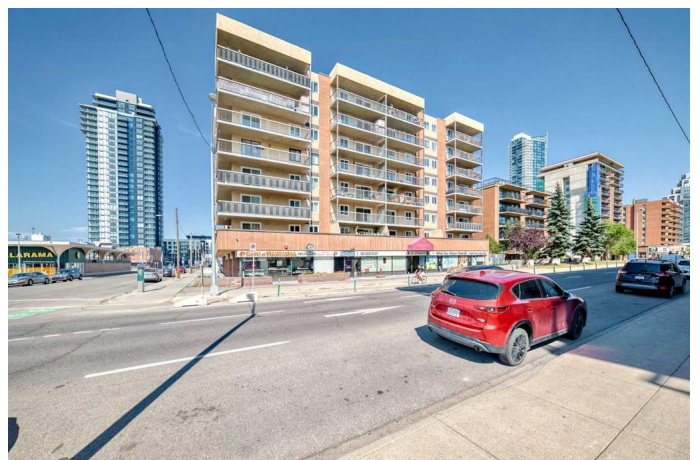
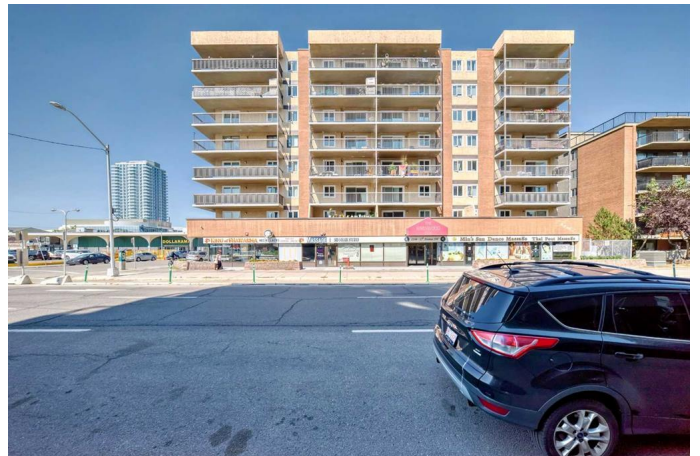
Beltline, Calgary, Alberta

Great location spacious 2 bedrooms and 1 bathroom cozy home in the heart of Beltline. !!!!!!!!!Gorgeous living room with sliding door to excellent south facing balcony. Kitchen with plenty of counter,cabinets ,cupboard space plus all appliances included. Great size dining area located next to the kitchen. Both bedrooms are large and have Hunter Douglas blackout blinds. Bathroom has a giant soaker tub and there is insuite washer and dryer. Recently painted throughout and new vinyl plank flooring. Propane barbecue on deck is included! This fine unit comes with a titled parking stall in the secure underground parkade. What a location! Walking distance to downtown, 17th Avenue, train and bus routes. Close to all major grocery stores - Safeway, Co-Op and Community Natural Foods. Call you favorite realtor to view this must see apartment!!!!!!!!!!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252748  |
| Price          | \$198,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 924       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 601, 1334 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3R9                |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Elevator(s), Park          |
| Parking Spaces | 1                          |
| Parking        | Heated Garage, Underground |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                      |
| Cooling           | Central Air                                                                    |
| # of Stories      | 8                                                                              |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 61                  |
| Zoning         | cc-x                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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