# \$275,000 - 705, 788 12 Avenue Sw, Calgary

MLS® #A2261699

#### \$275,000

1 Bedroom, 1.00 Bathroom, 652 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to vibrant downtown living in the heart of the Beltline in this upscale building and close to EVERYTHING! Feel right at home in this awesome open floor plan 1 bedroom unit with amazing WEST views! This home is perfect for the first time buyer, investor or someone who works downtown (Just walk to work!) As you enter you have a storage room, Laundry area with lots of shelving for storage and opposite from that is the kitchen that features granite counter tops, tiled backsplash, ample amount of 2 toned cabinets and a good amount of counter space, stainless steel appliances and an over the counter microwave/hood fan! Beside the kitchen you will love the workspace for your computer with plenty of cabinet storage! There is a large living room with laminate flooring and access to the balcony to enjoy the views from! The bedroom also allows you to enjoy the views with floor to ceiling windows and the sunsets are stunning every evening! There is a full bath with a tiled shower and flooring. This building ALSO features a separate storage locker and underground heated parking, beautiful tiled hallways and is just a few blocks from 17th Ave shops, restaurants, pubs, river pathways and SO MUCH MORE! This is definitely a must see and one to put on your list!







Built in 2009

#### **Essential Information**

MLS® # A2261699 Price \$275,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 652

Acres 0.00

Year Built 2009

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

### **Community Information**

Address 705, 788 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0H1

#### **Amenities**

Amenities Elevator(s)

Parking Spaces 1

Parking Parkade, Titled, Underground

# of Garages 1

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air Cooling Central Air

# of Stories 18

#### **Exterior**

Exterior Features Balcony

Construction Concrete, Stone

#### **Additional Information**

Date Listed October 15th, 2025

Days on Market 16

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office Real Broker

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