

# \$274,000 - 605, 1414 12 Street Sw, Calgary

MLS® #A2265365

**\$274,000**

2 Bedroom, 1.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

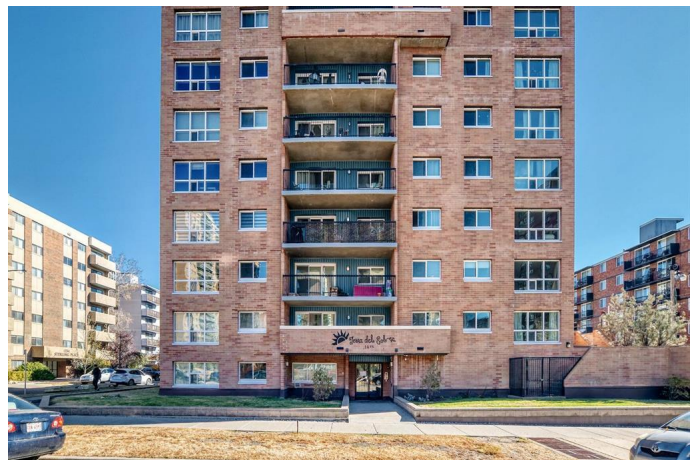
Stylish & Sunlit 2-Bedroom Condo with Southwest Views of 17th Ave

Step into comfort and convenience with this fully upgraded 2-bedroom condo, perfectly located in Calgary's lively Beltline neighborhood. Situated in a quiet, well-managed adults-only building, this southwest-facing corner unit is filled with natural light and offers beautiful views of 17th Avenue.

Enjoy over \$20,000 in recent upgrades, including brand-new appliances, modern flooring, and fresh paint throughout. The spacious primary bedroom easily fits a king-sized bed, while the second bedroom's charming French doors makes a perfect home office or cozy guest room.

You'll love the ease of in-suite laundry, your own heated underground parking stall, and a dedicated storage locker. Step out onto your private balcony to unwind and take in the city skyline—ideal for morning coffee or evening sunsets.

The building has also seen thoughtful updates, including triple-pane windows and refreshed balconies, adding comfort and energy efficiency. Pet-friendly and just steps from trendy restaurants, caf s, shops, and transit—this is urban living at its best.



Whether you're a first-time buyer, downsizing, or looking for a stylish city retreat, this condo checks all the boxes.

Built in 1981

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2265365          |
| Price          | \$274,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 806               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 605, 1414 12 Street Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3T2                |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Parkade                     |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Animal Home, No Smoking Home                                                 |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                    |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 8    |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 12                 |
| Zoning         | CC-MH              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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