# \$246,000 - 804, 1335 12 Avenue Sw, Calgary

MLS® #A2238522

# \$246,000

2 Bedroom, 1.00 Bathroom, 815 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fully RENOVATED! NEW Appliances! Welcome to this 2-bedroom, 1-bath unit offering a bright, open layout and a warm, inviting atmosphere. The spacious living room is filled with natural light and opens onto a sunny south-facing balconyâ€"perfect for your morning coffee or evening unwind. The stylish kitchen features fresh white cabinetry and brand-new stainless steel appliances, with a separate dining area ideal for entertaining. The large primary bedroom, second bedroom, and 4-piece bath complete this functional floor plan. Pet-friendly! Located just steps to shopping, transit, trendy cafés, and pubsâ€"everything you need is right at your doorstep. Don't miss outâ€"book your private showing today!

Built in 1978

#### **Essential Information**

MLS® # A2238522 Price \$246,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 815

Acres 0.00

Year Built 1978

Type Residential Sub-Type Apartment







Style Single Level Unit

Status Active

# **Community Information**

Address 804, 1335 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 3P7

#### **Amenities**

Amenities Parking, Laundry

Parking Spaces 1

Parking Underground

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Baseboard

Cooling None

# of Stories 9

#### **Exterior**

Exterior Features None

Construction Brick, Concrete

#### **Additional Information**

Date Listed July 11th, 2025

Days on Market 51

Zoning CC-MHX

# **Listing Details**

Listing Office Grand Realty

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