# \$239,900 - 306, 1026 12 Avenue Sw, Calgary

MLS® #A2267535

#### \$239,900

1 Bedroom, 1.00 Bathroom, 708 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

CHARACTER HOME | GREAT LOCATION | TITLED UNDERGROUND PARKING I SUPERB VALUE | AIR CONDITIONING | GAS FIREPLACE | IN FLOOR HEATING! Discover Inner city value at its finest! Positioned conveniently in the Beltline, this awesome apartment is within 5-10 minutes of trendy restaurant's on 17th Ave, Fantastic River Walks & is Favourably close to LRT Transit. Whether you are a First Time Home Buyer, a Young Professional, an Investor, a Small Family or a Lone Wolf, this apartment can enhance/suit your lifestyle in many ways. Be endowed with an open concept style that allocates the full 707 sq ft of space accordingly & efficiently. There is a well equipped office/den that could also be utilized as a secondary bedroom/spare room (if it was needed). All Utilities (Gas, Heat, Water & Sewage) are included in the Condo Fees except Electricity, which helps offset some of the expense. Get comfortable this winter with a well equipped in-floor heating system + add an extra boost with the like new gas fireplace (rarely used). With this & A/C for the hot summers, you know you will have full reign of your climate control. The entire west side of the apartment is full of windows, which provides plenty of natural light. This unit comes with a titled underground parking stall & an assigned storage space that is fairly large. Its safe to say its easier to appreciate all this apartment has to offer in person. Come take a look!







## **Essential Information**

MLS® # A2267535 Price \$239,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 708
Acres 0.00
Year Built 1999

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 306, 1026 12 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Table 16

Postal Code T2R 0J6

#### **Amenities**

Amenities Elevator(s), Secured Parking, Trash, Visitor Parking, Garbage Chute

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

#### Interior

Interior Features Kitchen Island, No Animal Home, Open Floorplan, Storage

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Wall/Window Air

Conditioner, Washer/Dryer Stacked, Window Coverings

Heating In Floor

Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

## **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 30th, 2025

Days on Market 1

Zoning CC-X

# **Listing Details**

Listing Office Century 21 Foothills Real Estate

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