

# \$225,000 - 608, 1335 12 Avenue Sw, Calgary

MLS® #A2206277

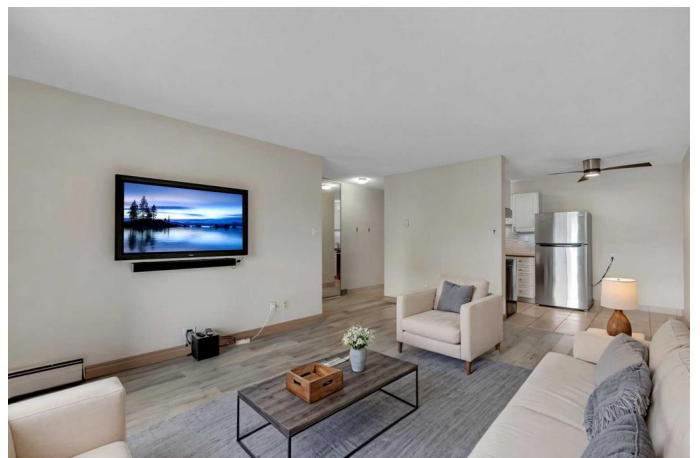
**\$225,000**

1 Bedroom, 1.00 Bathroom, 607 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your new home in the vibrant Beltline! This charming 1 bed/1 bath suite boasts an inviting atmosphere, offering a spacious living room that's bathed in natural light, thanks to the large sliding patio doors. The bright, south-facing orientation ensures your home is filled with sunshine throughout the day. Step outside onto your expansive, covered balcony—perfect for enjoying a morning coffee or unwinding after a busy day. Inside, the kitchen features fresh white cabinetry, stainless steel appliances, and stone countertops that add a touch of luxury. A separate dining area provides ample space for entertaining or casual meals. A 4-pc bath provides a stone vanity, convenient tub/shower combo, and a low-flow toilet for eco-friendly living. For added convenience, you'll love the in-suite laundry room with washing machine, and generous storage space to keep everything organized. The large bedroom offers mirrored closet doors, giving you ample storage for your wardrobe. This pet-friendly building offers an assigned covered parking spot and additional storage for a small fee. And with a prime location just steps away from shopping, transit, trendy cafes, and pubs, everything you need is within reach. Don't miss out on this rare find—where comfort, community, and convenience meet!

Built in 1978



## Essential Information

MLS® #	A2206277
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	608, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3P7

## Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

## Interior

Interior Features	Stone Counters, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	10

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	CC-MHX

### **Listing Details**

Listing Office	RE/MAX First
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