

# \$254,000 - 211, 1335 12 Avenue Sw, Calgary

MLS® #A2219844

**\$254,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.00 Acres

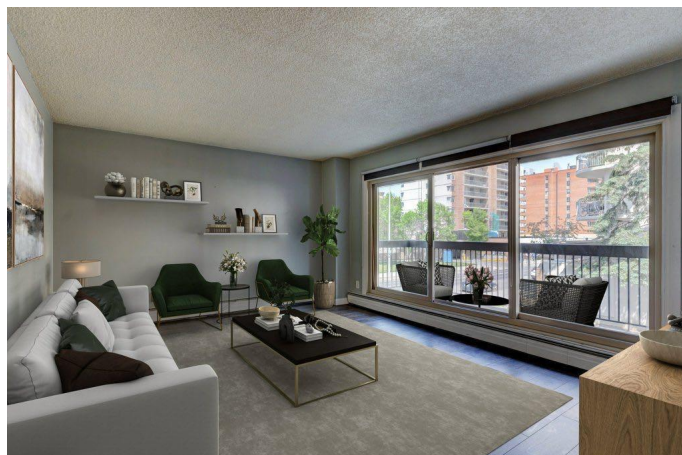
Beltline, Calgary, Alberta

Attention investors, couples or singles! Discover exceptional Value in this bright 2 bedroom, 1 bathroom corner unit located in the heart of Calgary vibrant beltline community! Step from the river, downtown core and trendy 17th Ave. This location is ideal for those who love being close to the city's energy and amenities! Enjoy stylish laminate flooring throughout, a neutral colour palette and plenty of natural light through large windows and balcony doors. The timeless white kitchen features stone countertops, classic subway tile backsplash and you'll appreciate a generously sized storage room. This secure building has an elegant lobby and also includes an assigned parking stall in the parkade. Whether your first time buyer, downsizing or looking for a smart investment this is a fantastic opportunity you won't want to miss! Book your showing today!

Built in 1978

## Essential Information

MLS® #	A2219844
Price	\$254,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.00
Year Built	1978



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3P7

### Amenities

Amenities	Elevator(s), Parking, Picnic Area, Visitor Parking, Laundry
Parking Spaces	1
Parking	Assigned, Parkade, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	May 10th, 2025
Days on Market	66
Zoning	CC-MHX

### Listing Details

Listing Office	CIR Realty
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