

# \$325,000 - 403, 1315 12 Avenue Sw, Calgary

MLS® #A2228107

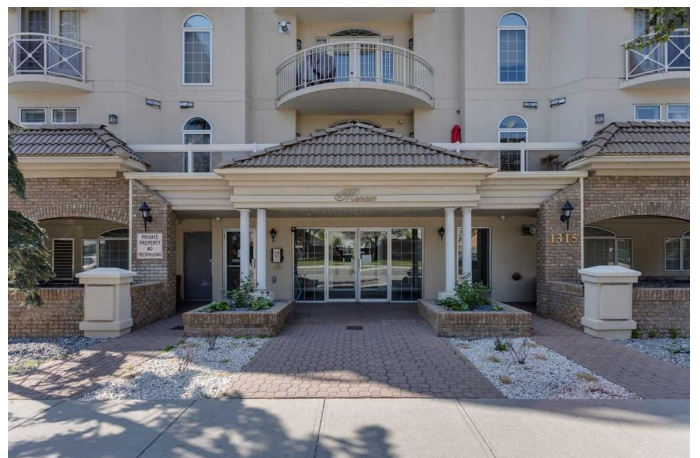
**\$325,000**

2 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the urban lifestyle in your new home at The Monaco. This Mediterranean inspired building offers the convenience of walking to your downtown office, picking up a few groceries on your way home, shop and dine on 17th Avenue, enjoy a quick walk to the C-train station and indulge in boutique caf  s on every corner. This well maintained 2 bed, 2 bathroom corner unit features an open concept floorplan, high ceilings, newer LVP flooring (no carpets in this home) and tons of natural light. The kitchen is spacious and boasts beautiful light maple cabinetry, stainless steel appliances including a gas stove, neutral tile backsplash and a central island. The kitchen effortlessly flows to a lovely dining space and large living room complete with a cozy gas fireplace, and easy access to your patio, offering breathtaking downtown views (and a gas BBQ line). The spacious primary bedroom features a private 4pc ensuite with deep soaker tub. Across the living space is a lovely 2nd bedroom, right next to an additional 3pc bath with stand up shower. This unit also features insuite laundry with full size washer/dryer, extra storage, and a titled underground parking stall. The concrete construction ensures privacy and peace, and be sure to enjoy the rooftop patio, as well as additional visitor parking. This home is move-in ready, and offers a great opportunity for you to experience living in the heart of the city, and enjoy all that downtown has to offer.



Please note â€“ some photoâ€™s have been virtually staged.

Built in 2000

### Essential Information

MLS® #	A2228107
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	403, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

### Amenities

Amenities	Elevator(s), Roof Deck, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground, Stall

### Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Bar, Crown Molding, Elevator
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	7

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	69
Zoning	CC-MHX

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.