\$170,000 - 204, 1836 12 Avenue Sw, Calgary

MLS® #A2263625

\$170,000

1 Bedroom, 1.00 Bathroom, 474 sqft Residential on 0.00 Acres

Sunalta, Calgary, Alberta

*PRICE REDUCTION!! Here's your chance to own a bright and beautifully updated 1-bedroom condo in one of the city's most convenient inner-city locations. Whether you're a first-time buyer ready to step into homeownership or an investor looking for a turn-key rental, this property delivers on all fronts. Enjoy the sunny south exposure that fills the open-concept living area with natural light; perfect for relaxing, entertaining, or working from home. The modern kitchen features stainless steel appliances (including a new microwave), sleek countertops, and great storage space, making everyday living both stylish and functional. The spacious bedroom offers a peaceful retreat with a large window and plenty of room for your furnishings. The refreshed bathroom shines with brand-new tile in the bathtub, a new laminate countertop, and fresh neutral paint - giving the space a crisp, modern feel you'II love. Additional perks include an assigned parking stall, shared laundry, and a well-managed building with clean common areas and professional maintenance - offering peace of mind and low-stress ownership. Location couldn't be better: steps to the LRT for easy commuting, with nearby river pathways, tennis courts, shopping, and the vibrant energy of 17th Avenue all within walking distance. Whether you're ready to build equity instead of paying rent or expand your investment portfolio, this condo offers unbeatable value in a prime location. Book your showing today!







Essential Information

MLS® # A2263625 Price \$170,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 474

Acres 0.00 Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 204, 1836 12 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
T3C OP6

Postal Code T3C 0R6

Amenities

Amenities Laundry

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Breakfast Bar, Laminate Counters, No Animal Home, No Smoking

Home, Open Floorplan

Appliances Electric Stove, Range Hood, Refrigerator, Window Coverings

Heating Baseboard, Hot Water

Cooling None

of Stories 4

Basement None

Exterior

Exterior Features Balcony

Roof Tar/Gravel

Construction Stucco, Wood Frame

Additional Information

Date Listed October 13th, 2025

Days on Market 22

Zoning M-C2

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.