

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

MLS® #A2267535

\$239,900

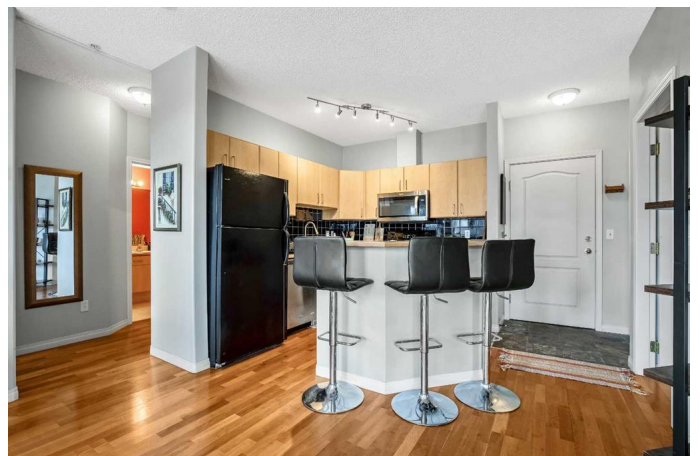
1 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CHARACTER HOME | GREAT LOCATION |
TITLED UNDERGROUND PARKING |
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!



Built in 1999

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
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	4
Zoning	CC-X

Listing Details

Listing Office	Century 21 Foothills Real Estate
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