

\$449,900 - 301, 788 12 Avenue Sw, Calgary

MLS® #A2057999

\$449,900

2 Bedroom, 2.00 Bathroom, 1,294 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome!! Re-imagine your work/home life with this unique property!! Zoned for commercial this apartment can be used for a Home business/office. Centrally located in downtown Calgary, walking distance from amenities. Upon Entry you will find a huge Self contained commercial space that can be used either as a secondary bedroom (Murphy Bed) or as a office for your home business! With Tremendously elevated 11 foot ceilings throughout, this 3rd floor unit is almost 1300 sqft. The kitchen awaits with a new water filter, granite countertops, and a new oven/stove. The primary bedroom houses a beautiful 4 piece ensuite and a large walk-in closet, as well as access to your gorgeous 300 sqft. balcony! Stackable laundry in unit is a nice addition and as a bonus in this Concrete building, there is 2ft of concrete above and below the 3rd floor making it extremely quiet and peaceful. Walking distance to Safeway, Gyms, Restaurants, Shopping, and Coffee Shops! This building Includes titled single, underground parking stall, concierge front desk service, and assigned storage. Do not wait on this Unit!

Built in 2009

Essential Information

MLS® # A2057999

Price \$449,900



Sold Price	\$420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	301, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Car Wash, Elevator(s), Other, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Purifier, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	18

Exterior

Exterior Features	Other
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Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	June 15th, 2023
Date Sold	November 1st, 2023
Days on Market	139
Zoning	DC (pre 1P2007)
HOA Fees	0.00



Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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