

\$194,500 - 507, 1334 12 Avenue Sw, Calgary

MLS® #A2103397

\$194,500

1 Bedroom, 1.00 Bathroom, 648 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

1-Bedroom Condo with Scenic View and
Underground Parking:

Experience downtown living at its best in this inviting 5th-floor unit located in the vibrant Connaught community. Situated within walking distance to the downtown core, transit/LRT, and 17th Ave, with excellent proximity to fantastic restaurants and shopping. This well-maintained one-bedroom unit features an open floor plan, expansive windows, and a spacious balcony offering breathtaking downtown and city views.

The kitchen is equipped with ample cabinet and countertop space, complemented by white appliances. The master bedroom is generously sized, providing comfort and includes a large closet. A substantial storage room with metal racking is an added convenience. The building is pet-friendly, subject to board approval.

This property presents an excellent investment opportunity, currently occupied by a reliable tenant. The purchase includes a titled parking stall. Don't miss the chance to see this exceptional condo – schedule a showing today!

Built in 1980

Essential Information

MLS® # A2103397



Price	\$194,500
Sold Price	\$185,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	507, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3R9

Amenities

Amenities	None
Parking Spaces	1
Parking	Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	8

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	January 24th, 2024
-------------	--------------------

Date Sold	March 9th, 2024
Days on Market	45
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office Hope Street Real Estate Corp.

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.