

\$279,900 - 705, 1011 12 Avenue Sw, Calgary

MLS® #A2111138

\$279,900

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Urban retreat nestled within the vibrant Downtown Beltline, this 2-bedroom, 1-bathroom condominium boasts an expansive 900 square feet of refined living space. Greeted by panoramic vistas of the city skyline from your private balcony. Recently renovated bathroom with generously sized bedrooms offer comfort and versatility. The inclusion of a den provides flexibility for accommodating guests or cultivating a productive work-from-home environment, complete with the convenience of a dedicated door for privacy. Open-concept layout bathed in natural light beckons gatherings, seamlessly transitioning to the balcony where captivating city views set the stage. The galley kitchen, adorned with light maple cabinetry and a chic tile accent backsplash, featuring a pass-through to the dining area for added functionality. Nestled within The Davenport, a reputable and pet-friendly condominium enclave, residents are treated to an array of desirable amenities including assigned secure heated underground parking, a well-appointed gym, bicycle storage, and a versatile rec room. Enhanced by recent upgrades such as all-new windows installed in 2021, this residence epitomizes modern urban living at its finest. Within close proximity to an abundance of lifestyle conveniences, including shopping boutiques, gourmet dining destinations, grocery markets, educational institutions, and the vibrant pulse of 17th Avenue and the Downtown core. Whether seeking an



exceptional primary residence or a lucrative investment opportunity, this condominium promises both enduring value and potential for attractive rental returns. Don't miss the chance to make this remarkable property your own - contact your favourite realtor today to schedule your exclusive showing.

Built in 1981

Essential Information

MLS® #	A2111138
Price	\$279,900
Sold Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	705, 1011 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J5

Amenities

Amenities	Fitness Center, Other
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Open Floorplan, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	9

Exterior

Exterior Features	None
Roof	Flat Torch Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 13th, 2024
Days on Market	13
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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