

\$414,900 - 607, 788 12 Avenue Sw, Calgary

MLS® #A2139558

\$414,900

2 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this quiet and impressive 6th floor unit in the heart of Calgary's Beltline. With sweeping downtown views, this beautiful open concept 2 bedrooms + 2 bathrooms condo is perfect for entertaining and accommodating both your personal and work lifestyle. Bike or walk to work, grocery shop just half a block away, or simply experience all the great amenities the downtown core has to offer. Enjoy a number of neighborhood pubs, lounges, coffee shops, and restaurants, all within walking distance. The beautiful and functional living space offers newer flooring (LVP + octagonal tiles), 9 ft ceilings, central air conditioning, and 2 great sized bedrooms with beautiful floor to ceiling windows and ample closet space. The Primary bedroom comes equipped with dual walk-through closets and 3-piece ensuite, featuring granite countertops and a walk-in shower. The kitchen provides an effective layout for your everyday routine and great space for entertaining as it opens up into your living and dining space, creating a warm and inviting atmosphere. It features granite countertops, stainless steel appliances, seamless LVP flooring, and a breakfast bar for additional seating. You'll love the spacious laundry room that provides plenty of additional in-unit storage space. To complete this package, the unit includes one titled underground heated parking stall and one assigned storage locker. This well-managed and pet-friendly building boasts an on-site concierge, car wash bay, and some of the



most reasonable condo fees in the city. Come
check out inner city living at its finest!

Built in 2009

Essential Information

MLS® #	A2139558
Price	\$414,900
Sold Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	607, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Car Wash, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas

Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 28th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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