

\$427,500 - 1607, 788 12 Avenue Sw, Calgary

MLS® #A2140127

\$427,500

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

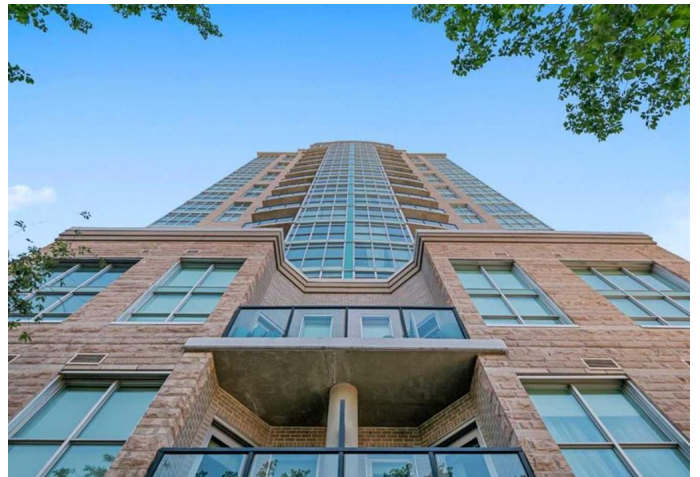
Beltline, Calgary, Alberta

Discover the allure of this exquisite 16th floor condo situated in the vibrant heart of Calgary's Beltline. Boasting unobstructed panoramic downtown views, this stunning open-concept 2-bedroom, 2-bathroom unit is ideal for both entertaining and balancing your personal and professional life. Commute by bike or on foot, shop for groceries just half a block away, and enjoy the extensive amenities the downtown area has to offer.

Within walking distance, you'll find a variety of neighborhood pubs, lounges, coffee shops, and restaurants. The stylish and practical living area features 9 ft ceilings, central air conditioning, and two generously sized bedrooms with floor-to-ceiling windows and ample closet space. The primary bedroom includes dual walk-through closets and a 3-piece ensuite and a walk-in shower.

The kitchen is thoughtfully designed for daily use and entertaining, opening seamlessly into the living and dining areas to create a welcoming atmosphere. It features granite countertops, stainless steel appliances, and a breakfast bar for additional seating. A spacious laundry room offers ample in-unit storage.

This unit also includes one titled underground heated parking stall and an assigned storage locker. The pet-friendly building is well-managed and features an on-site



concierge, a car wash bay, and some of the city's most reasonable condo fees. Experience the best of inner-city living!

Built in 2009

Essential Information

MLS® #	A2140127
Price	\$427,500
Sold Price	\$406,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1607, 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	Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, 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	July 9th, 2024
Date Sold	August 13th, 2024
Days on Market	33
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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