

\$295,000 - 506, 1011 12 Avenue Sw, Calgary

MLS® #A2144532

\$295,000

2 Bedroom, 1.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Indulge in an enviable inner city lifestyle that is equal parts functional and modern. Welcome to The Davenport: an amazing investment opportunity that truly encompasses urban living. Situated amongst endless parks and attractions in the Beltline, this renovated condo includes 2 large bedrooms, 1 full bathroom, and a huge south-facing balcony that floods the unit with natural light. Highlights include durable tile and laminate flooring throughout, a beautifully updated kitchen space with granite countertops, stainless steel appliances and soft-closing cabinetry, and a dedicated storage room with in-suite laundry. Easily convert the second bedroom into an office space or den, depending on your unique lifestyle needs. This professionally managed building is clean, quiet, and comes with ample amenities including a party room, fitness centre, and bicycle storage; along with a full replacement of exterior windows a couple of years ago. There is nothing better than peaceful and secure condo living, with exclusive FOB access and convenient underground parking. Nestled within an eclectic community that is filled with boutiques, trendy restaurants, and an active local arts and culture scene. The nearby river pathway networks provide an opportunity to connect with nature in the middle of the city. Commute anywhere in no time, with pedestrian access to an abundance of popular shops and sites, including 17th Avenue Retail and Entertainment District, Safeway, Calgary Co-op, Community Natural



Foods, Mountain Equipment Co-op, restaurants, cafes, bars, entertainment, schools and public transit.

Built in 1981

Essential Information

MLS® #	A2144532
Price	\$295,000
Sold Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	818
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	506, 1011 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J5

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	9

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 30th, 2024
Days on Market	33
Zoning	CC-MHX
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

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.