

\$219,900 - 301, 1334 12 Avenue Sw, Calgary

MLS® #A2152560

\$219,900

2 Bedroom, 1.00 Bathroom, 930 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

PRICE REDUCTION! PERFECT INVESTMENT/RENTAL UNIT! Large two-bedroom unit with over 900 sq ft, offers an open concept living room/dining room combination with access to a large South facing balcony which makes this unit bright and welcoming. The remodelled kitchen with white cabinets (current photos display white kitchen cabinets) new dishwasher and ample cupboards open to the dining/area is ideal for entertaining. Newer countertops in both bathroom and kitchen are quartz. Concrete building makes for quiet living.

There are two good size bedrooms, **BRAND NEW WINDOWS**, in-suite laundry with storage, laminate floors and one underground titled parking stall. Also, the building offers a shared outdoor entertainment area, bike lockup, and laundry facilities.

The location of this building is amazing. Only a few blocks away to the specialty shops, and entertainment district of 17 Ave with a variety of restaurants offering fine dining, casual cuisine, ethnic food, lounges, coffee shops and more. Walking distance to the downtown core and parks with walking and bicycling pathways that run along the Bow River and just across the river

Built in 1980

Essential Information



MLS® #	A2152560
Price	\$219,900
Sold Price	\$217,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3R9

Amenities

Amenities	Coin Laundry
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	October 5th, 2024
Days on Market	65
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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