

\$259,900 - 404, 718 12 Avenue Sw, Calgary

MLS® #A2161091

\$259,900

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the advantage of inner city living in the heart of Calgary's Beltline in this stunning 2 bedroom 1 bathroom unit – Welcome home to #404 718 12 Ave SW! This bright and spacious open-concept unit has been upgraded throughout with hardwood floors, modern neutral tones, and contemporary lighting. The renovated kitchen showcases quartz countertops, stainless steel appliances, custom cabinetry, and a large peninsula with seating – perfect for everyday living & entertaining. The living/dining area is flooded with natural light from patio doors leading out to your huge SOUTH-facing balcony. The primary bedroom is spacious and the second bedroom is perfect for home office/guests/recreation. The renovated 4-piece bathroom & in-suite laundry/storage room with full-size washer/dryer complete this amazing unit. Additional features include heated underground parking, a shared gym and sauna area, paid laundry, bike storage, and pet-friendly with board approval. Located just steps from everything the Beltline has to offer, you'll love the easy access to public transportation, shopping, and a variety of dining options within walking distance. Minutes to downtown, 17th Avenue, & Mission amenities as well! Enjoy the dedicated bike lane on 12th Avenue, Bow/Elbow River pathways, and close proximity to Central Memorial, Prince's Island, & Lindsay Park. Only 1 block to a major grocery store and 10 minutes to Foothills Medical Centre. Whether



you're biking, walking, or taking transit, this location offers everything you need to enjoy urban living at its finest. Book your viewing today!

Built in 1980

Essential Information

MLS® #	A2161091
Price	\$259,900
Sold Price	\$268,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	404, 718 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H7

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Sauna, Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Secured, Stall, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Elevator, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	8
Basement	None

Exterior

Exterior Features	Private Entrance
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 19th, 2024
Days on Market	13
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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