

\$369,900 - 405, 1026 12 Avenue Sw, Calgary

MLS® #A2162931

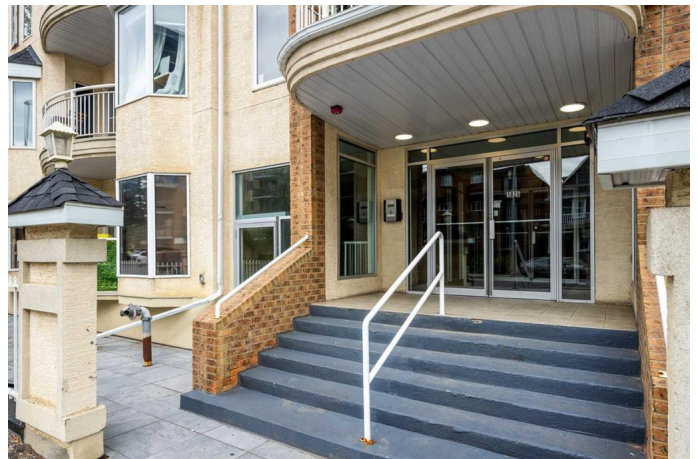
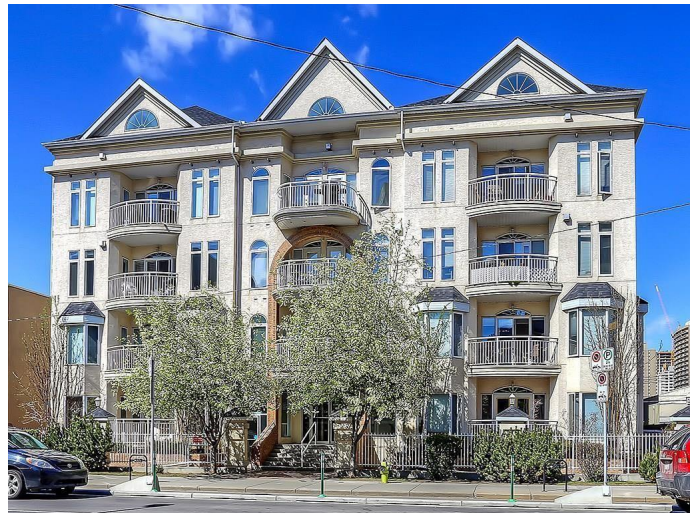
\$369,900

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live in the heart of Calgary's Beltline district in this incredible two story Penthouse home with a loft and 1,056sqft square feet of living space. This top floor, corner unit location in the heart of downtown, showcases two spacious bedrooms, two full bathrooms, soaring high ceilings, a cozy two-way gas fireplace, a multipurpose second story loft, a separate storage locker, and underground parking. This home is a rare gem that rarely comes to market. Step through the entryway into the full sized dining room which is sized to entertain groups at games nights or dinners with loved ones. The spacious kitchen has west views and sunshine as well as bar seating. The living room enjoys impressively high ceilings, floor to ceiling windows, and a beautiful gas fireplace. The two spacious bedrooms boast large windows and are strategically located across the unit from one another, each with access to its own full bathroom, providing excellent privacy and convenience. The primary bedroom is warmed by a gas fireplace; a rare feature. Head up the stairs into the unique second story loft space, perfect for working from home, a flex space, or as a cozy media space to watch movies. Enjoy the lifestyle and amenities of downtown living without all of the associated noise in the peace and tranquility of your home with no one living above you, and in a corner unit facing the alleyway rather than bustling 12th avenue. Walk to the core for work or to groceries, nightlife, high end restaurants, swanky cafes, the LRT, and much



more. Don't miss out on this top floor unit.

Built in 1999

Essential Information

MLS® #	A2162931
Price	\$369,900
Sold Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	405, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0J6

Amenities

Amenities	Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Secured, Underground

Interior

Interior Features	Ceiling Fan(s), Chandelier, French Door, High Ceilings, Jetted Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 16th, 2024
Days on Market	10
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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