

\$270,000 - 103, 1026 12 Avenue Sw, Calgary

MLS® #A2165195

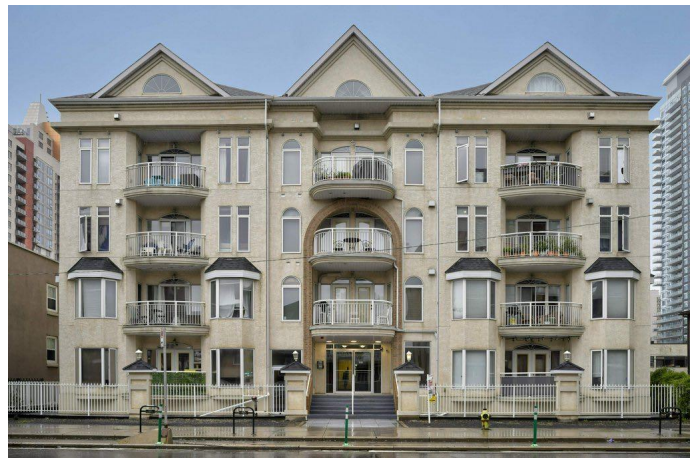
\$270,000

2 Bedroom, 2.00 Bathroom, 841 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to 103, 1026 12 Ave SW, a spacious one-bedroom plus den/2 bedroom condo situated in the heart of Calgary's vibrant downtown. This thoughtfully designed unit offers everything you need for comfortable urban living. The living room seamlessly connects to the dining area and kitchen, creating a spacious and inviting area for relaxation or entertaining. Featuring ample countertops, black appliances, and plenty of storage, this kitchen is perfect for whipping up gourmet meals or quick snacks, with raised breakfast bar for casual meals. Enjoy privacy and tranquility in the generously sized primary bedroom, complete with ample closet space and large windows that fill the room with natural light. Two Full Bathrooms including 4 piece en suite, no need to share, offering convenience for you and your guests. Whether you need a dedicated home office or a cozy spare bedroom for guests, the den/bedroom 2 offers great flexibility to suit your needs. Enjoy the convenience of your own washer and dryer within the unit plus huge storage closet. Doors from both the Bedroom and Living room open to the private balcony and shared deck beyond. Titled underground parking with extra large storage locker at the end of the space. This is a Prime Location, on 12th Avenue SW, you're steps away from Calgary's best restaurants, cafes, shopping, and entertainment. The convenience of downtown living on your doorstep! Perfect for young professionals, couples, or those seeking a



modern and low-maintenance lifestyle, this
condo provides everything you need.
Donâ€™t miss out on the opportunity to own a
piece of Calgaryâ€™s thriving downtown!

Built in 1999

Essential Information

MLS® #	A2165195
Price	\$270,000
Sold Price	\$262,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J5

Amenities

Amenities	Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 1st, 2024
Days on Market	18
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.