

\$245,000 - 206, 1026 12 Avenue Sw, Calgary

MLS® #A2173662

\$245,000

2 Bedroom, 1.00 Bathroom, 708 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Your new home under \$250,000! Centrally located on 12 Ave, this home offers over 700 sq ft of living space, plus a west-facing balcony that fills the unit with natural light in the mornings. The open-concept layout features 9 FT CEILINGS, hardwood floors with in-floor heating throughout, and a cozy gas fireplace to keep you warm during winter. The kitchen cabinets have been refreshed with a new coat of paint, giving the space a modern feel.

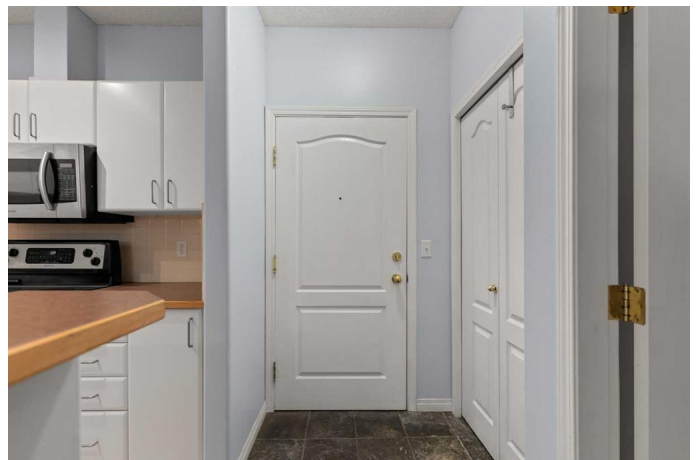
The primary bedroom is tucked away conveniently next to the 4-piece bathroom and the stacked washer and dryer, making daily living a breeze.

The second small bedroom, though compact, comfortably accommodates a bed or a loveseat pull-out sofa and dresser, making it perfect as a guest room, office, TV room, or even a home gym—so many possibilities!

This condo also includes UNDERGROUND PARKING. The stall is conveniently located just in front of your own STORAGE LOCKER space. The building offers 24-hour security surveillance, a double-door entrance, and an accessible ramp. Please note, short-term rentals are not permitted.

Book a showing with your favorite realtor today!

Built in 1999



Essential Information

MLS® #	A2173662
Price	\$245,000
Sold Price	\$244,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	206, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0J6

Amenities

Amenities	Elevator(s), Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 22nd, 2024
Days on Market	29
Zoning	CC-X
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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