

# \$254,000 - 211, 1335 12 Avenue Sw, Calgary

MLS® #A2219844

**\$254,000**

2 Bedroom, 1.00 Bathroom, 867 sqft  
Residential on 0.00 Acres

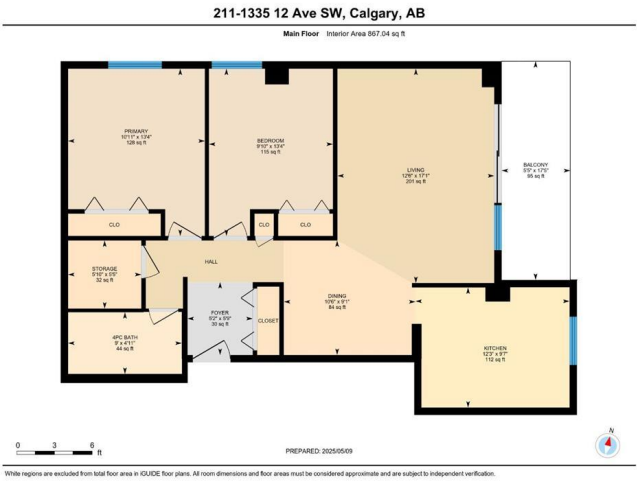
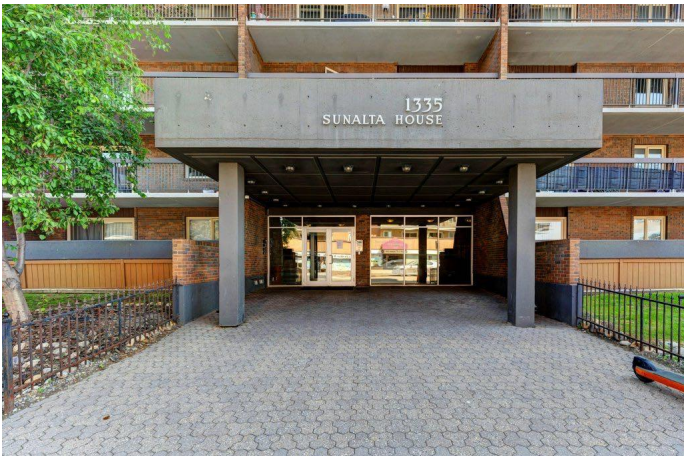
Beltline, Calgary, Alberta

Attention investors, couples or singles!  
Discover exceptional Value in this bright 2 bedroom, 1 bathroom corner unit located in the heart of Calgary vibrant beltline community! Step from the river, downtown core and trendy 17th Ave. This location is ideal for those who love being close to the city’s energy and amenities! Enjoy stylish laminate flooring throughout, a neutral colour palette and plenty of natural light through large windows and balcony doors. The timeless white kitchen features stone countertops, classic subway tile backsplash and you’ll appreciate a generously sized storage room. This secure building has an elegant lobby and also includes an assigned parking stall in the parkade. Whether your first time buyer, downsizing or looking for a smart investment this is a fantastic opportunity you won’t want to miss! Book your showing today!

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2219844  |
| Price          | \$254,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 867       |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 211, 1335 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3P7                |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Picnic Area, Visitor Parking, Laundry |
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Parkade, Stall                                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard, Natural Gas                                           |
| Cooling           | None                                                             |
| # of Stories      | 9                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 38             |
| Zoning         | CC-MHX         |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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