

# \$189,900 - 704, 1334 12 Avenue Sw, Calgary

MLS® #A2257386

**\$189,900**

2 Bedroom, 1.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

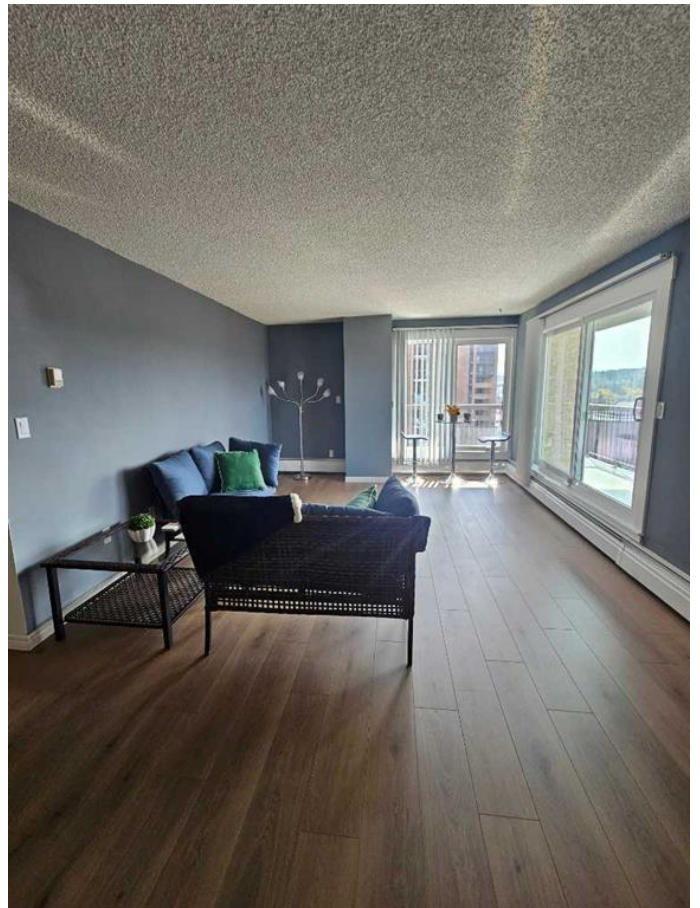
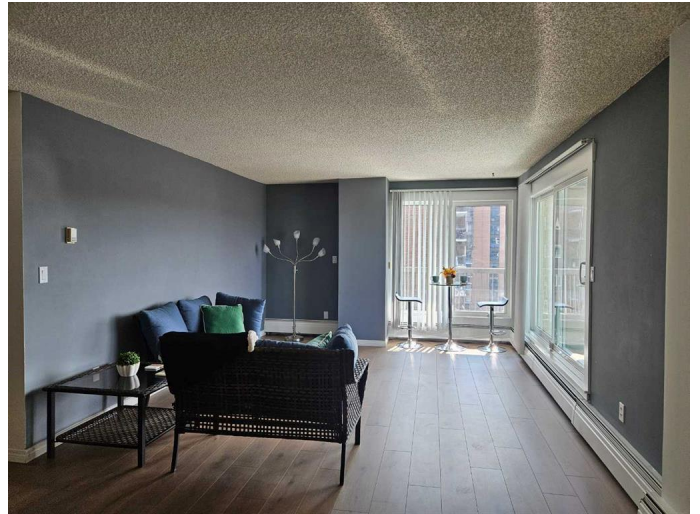
Welcome to this Bright and Spacious End Unit in the Heart of the Beltline

This exceptional end-unit residence features a wrap-around balcony and an abundance of windows, filling the home with natural light. Offering a thoughtfully designed open-concept layout, this two-bedroom, one-bathroom condo is the perfect blend of comfort and convenience.

The west-facing concrete unit showcases brand new laminate flooring, fresh paint throughout, and an expansive living space ideal for both relaxing and entertaining. Enjoy the ease of in-suite laundry, secure underground titled parking, and additional storage.

Located within walking distance to downtown offices, buses, the LRT station, and major grocery stores-including Safeway, Co-Op, and Community Natural Foods-this home truly places you at the center of it all.

Whether you're a first-time buyer, downsizing, retiring, or looking for a smart investment, this property checks every box. Don't miss the chance to call this vibrant Beltline condo your own-schedule your private showing today!



Built in 1980

## Essential Information

MLS® # A2257386

Price \$189,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	889
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	704, 1334 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3R9

### Amenities

Amenities	Elevator(s), Coin Laundry
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	8

### Exterior

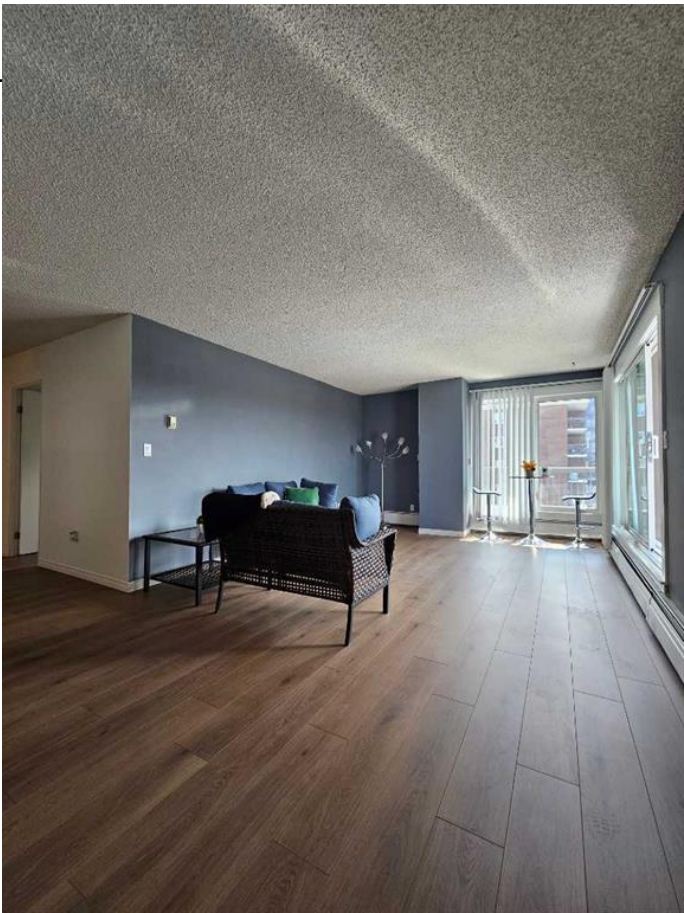
Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	September 15th, 2025
Zoning	CC-X

Listing Details

Listing Office Metro Benchmark Real Estate Ltd.



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