

# \$178,000 - 302, 1027 12 Avenue Sw, Calgary

MLS® #A2265154

**\$178,000**

1 Bedroom, 1.00 Bathroom, 474 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE SATURDAY NOV 1 1 PM-3 PM. Enjoy modern city living in this stylish and sunlit 1-bedroom condo, featuring hardwood floors, a modern updated kitchen, and newer vinyl windows. The open-concept layout flows to a private balcony with beautiful views, and includes shared off-street parking—all in one of Calgary's most desirable inner-city neighborhoods. Walk to everything downtown has to offer. Safeway, Co-op, community Natural Food market, cafes, restaurants and transit are all just a short walk away.

Currently home to a reliable long-term tenant who would love to stay, this property offers an easy, turnkey investment opportunity with steady income from day one.

Built in 1962

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265154    |
| Price          | \$178,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 474         |
| Acres          | 0.00        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 302, 1027 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0J5                |

### Amenities

|           |            |
|-----------|------------|
| Amenities | Laundry    |
| Parking   | Off Street |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Open Floorplan, See Remarks  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Baseboard                    |
| Cooling           | None                         |
| # of Stories      | 4                            |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 13                 |
| Zoning         | CC-MHX             |

### Listing Details

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

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