

# \$375,000 - 407, 1026 12 Avenue Sw, Calgary

MLS® #A2204591

## \$375,000

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to luxurious downtown living in the heart of Calgary's vibrant Beltline district! This exceptional two-story penthouse corner unit offers an impressive 1,080 square feet of thoughtfully designed living space, complete with a unique upper-level Loft and two titled underground parking spots. Upon entry, you'll immediately appreciate the spacious Dining Area—ideal for entertaining guests or hosting relaxed evenings with friends. The Kitchen features abundant natural light with sunny west-facing views, ample cabinetry, vaulted ceilings and convenient bar seating. The elegant Living Room boasts spectacular soaring ceilings, expansive floor-to-ceiling windows that flood the space with natural light, and a cozy two-way gas fireplace, providing warmth and ambiance. There are two generously sized Bedrooms thoughtfully positioned on opposite sides of the home for maximum privacy, each offering large windows and adjacent full bathrooms. The Primary Suite includes the rare luxury of a gas fireplace, creating a warm and relaxing retreat. Upstairs, the flexible Loft area provides the ideal space for a home office, media room, or additional lounge area. Enjoy the vibrant urban lifestyle steps from your door, with easy access to the city's best restaurants, cafes, nightlife, shopping, groceries, and the convenience of the C-Train. This exclusive top-floor penthouse is a rare gem—and is TRULY A MUST SEE!!



Built in 1999

## Essential Information

MLS® #	A2204591
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	407, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0J5

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Underground
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	March 21st, 2025
Days on Market	55
Zoning	CC-X

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.