

# \$190,000 - 706, 1334 12 Avenue Sw, Calgary

MLS® #A2219592

**\$190,000**

1 Bedroom, 1.00 Bathroom, 610 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Back on the market... Welcome to your bright and spacious sub-penthouse 1-bedroom condo in a super convenient spot near 14th Street! This quiet unit is full of natural light, with an open-concept layout that makes it feel airy and welcoming with a open space to the kitchen you'll find a prep space, good of storage, and sleek black appliancesâ€”perfect for whipping up your favourite meals.

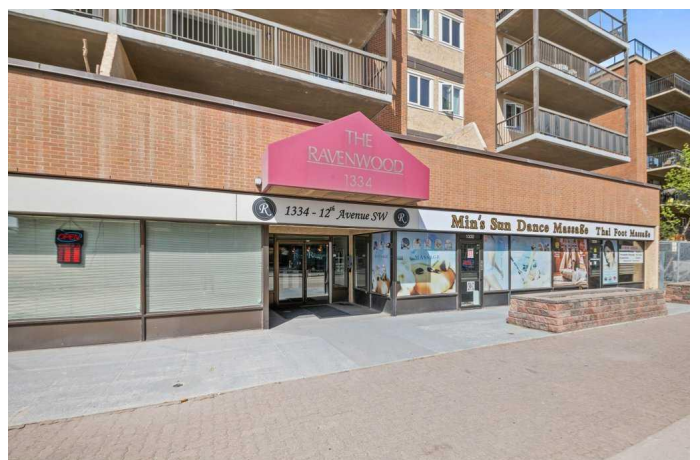
Step out onto your large west-facing balcony and kick back with a drink while soaking in the sunset and the beautiful city view. Youâ€™re just a short walk to all the buzz and shopping on trendy 17th Ave SW, and itâ€™s an easy commute downtownâ€”honestly, you might even want to leave the car in your secure titled underground parking spot and just walk to work!

Bonus: This pet-friendly building (with board approval) means your furry friend is welcome too. With in-suite laundry, extra storage, and a great location, this place checks all the boxes. Whether you're a first-time buyer, downsizing, retiring, or investing, this is a fantastic opportunity.

Donâ€™t miss outâ€”this one wonâ€™t last long. Book your private tour today!

Built in 1980

## Essential Information



MLS® #	A2219592
Price	\$190,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	610
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	706, 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	Parkade
# of Garages	1

### **Interior**

Interior Features	Elevator
Appliances	Electric Stove, Refrigerator
Heating	Natural Gas, Hot Water
Cooling	Other
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	103
Zoning	CC-X

### **Listing Details**

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.