

# \$279,900 - 308, 1026 12 Avenue Sw, Calgary

MLS® #A2228497

**\$279,900**

2 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live Where the Energy of the City Meets the Comfort of Home

Welcome to this bright and stylish 2 bedroom, 2 bathroom condo perfectly situated in Calgary's Beltline. Whether you're a young professional, a small family, or looking for a smart investment with roommate potential, this home delivers on location, lifestyle, and livability.

Enjoy your morning coffee or evening glass of wine on the south-facing balcony, or cozy up by the living room firepit on cooler nights.

The layout is ideal for shared living, with bedrooms and bathrooms on opposite sides of the unit for added privacy. The kitchen flows effortlessly into the open living space, making it perfect for hosting or just kicking back after a day in the city.

Step outside and walk to the best of Calgary's 17th Ave, the downtown core, Prince's Island Park, and more.

Commuting is a breeze, and weekend plans are always just a few blocks away.

Other features include: Pet-friendly building, 1 titled underground parking stall, Storage locker right in front of your stall, In-suite laundry, In-suite storage, Portable A/C Unit, and a Safe, secure, and walkable neighbourhood. This is city living done right—modern comfort, unbeatable convenience, and a home that truly fits your lifestyle.

Built in 1999



## Essential Information

MLS® #	A2228497
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	308, 1026 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0J6

## Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

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

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
Zoning	CC-X

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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