

\$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.

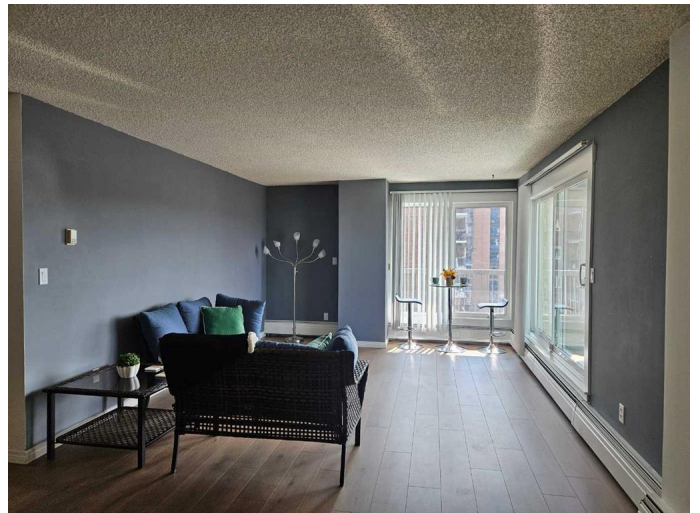
Whether you're a first-time buyer, downsizing, retiring, or looking for a smart investment, this property checks every box. Don't miss the chance to call this vibrant Beltline condo your own-schedule your private showing today!

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

Interior

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

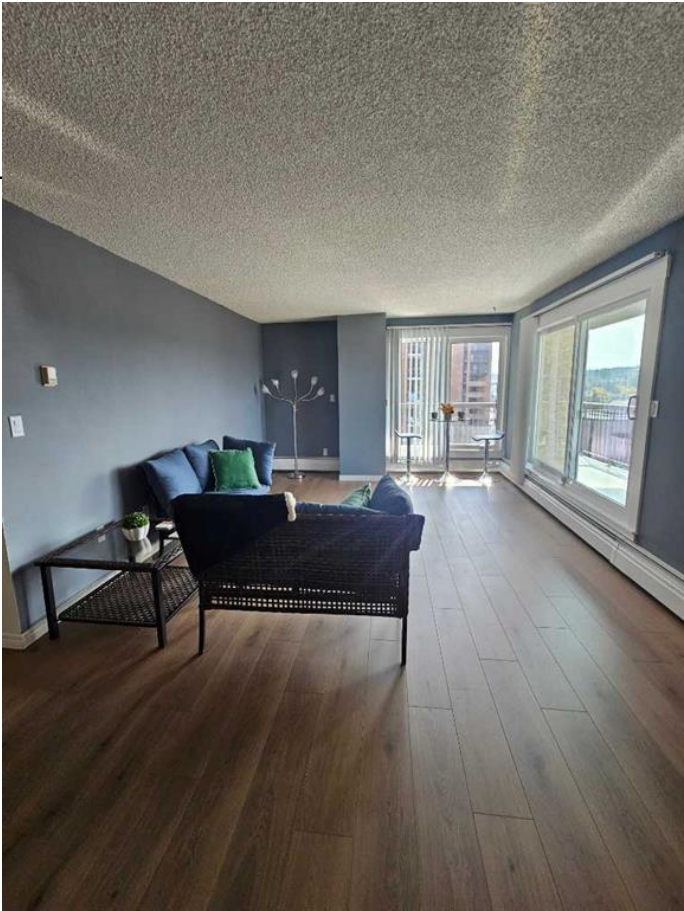
Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	20

Zoning	CC-X
Listing Details	
Listing Office	Metro Benchmark Real Estate L



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.