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308, 1026 12 Avenue SW
Calgary, Alberta

MLS # A2228497



\$279,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	829 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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—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.