$425,000 - 1707, 788 12 Avenue Sw, Calgary

MLS® #A2201049

$425,000

2 Bedroom, 2.00 Bathroom, 803 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant downtown living in this stunning two-bedroom, two-bathroom condo situated in the heart of downtown Calgary. This modernized unit offers an open-concept layout, sleek finishes, and unmatched balcony views of the city skyline, making it the perfect place to call home.

Step inside and be greeted by floor-to-ceiling windows that fill the space with natural light, highlighting the contemporary design throughout. The kitchen boasts high-end stainless steel appliances, quartz countertops, and modern cabinetry, perfect for home chefs and entertainers. The spacious living area flows seamlessly into the dining space, with direct access to your private balcony â€" ideal for enjoying your morning coffee or unwinding while taking in the downtown views.

The primary bedroom features a generous layout with ample closet space and its own ensuite bathroom, complete with a full tub and shower combination. The second bedroom is perfect for a guest room, home office, or roommate, and is conveniently located next to the second bathroom, which offers a stand-up shower with modern fixtures.

This condo also includes the convenience of in-suite laundry, central air conditioning, and a secured, titled underground parking stall. Additionally, residents have access to extra storage space in the building, providing plenty
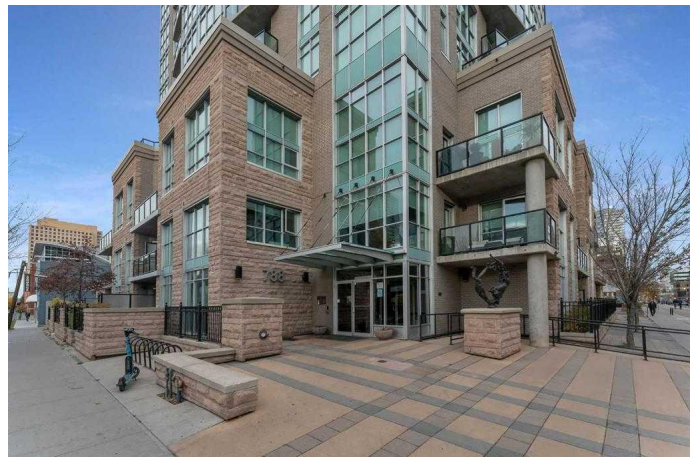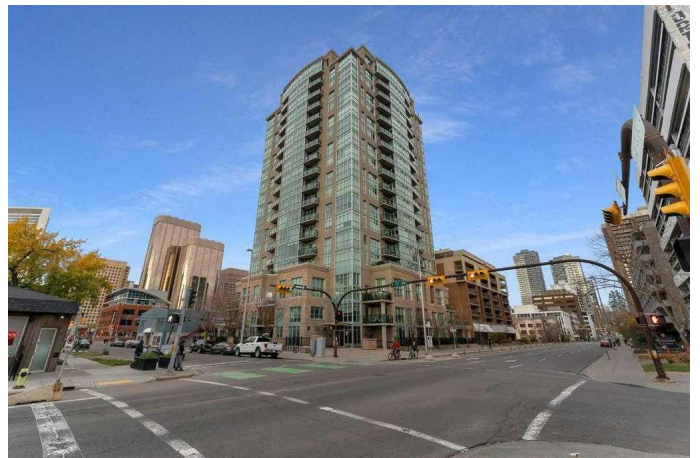
of room for bikes, seasonal items, or any additional storage needs.

Located within walking distance to Calgary's best restaurants, shopping, nightlife, and public transit, this home offers the perfect blend of urban convenience and modern comfort. Whether you're a young professional, downsizer, or investor, this unit offers exceptional value in one of Calgary's most sought-after locations.

Don't miss your chance to own this stylish downtown condo — book your showing today!

Built in 2009

Essential Information

MLS® #	A2201049
Price	$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	803
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1707, 788 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H1

Amenities

Amenities	Parking, Storage, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony, Other, Playground, Private Entrance
Construction	Brick, Concrete, Stone

Additional Information

Date Listed	March 11th, 2025
Days on Market	97
Zoning	DC

Listing Details

Listing Office	First Place Realty