

# \$320,000 - 206, 1315 12 Avenue Sw, Calgary

MLS® #A2237768

## \$320,000

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant inner-city living in this sun-soaked, south-facing condo nestled in the heart of Calgary's Beltline. Thoughtfully designed with 936 square feet of open-concept space, this 2-bedroom, 2-bathroom home blends comfort and convenience with stylish finishings throughout. The kitchen features granite countertops, a central island with a breakfast bar, and a gas stove, making it perfect for both home cooks and entertainers alike. The bright living room centers around a cozy gas fireplace and opens onto a spacious 91-square-foot balcony equipped with a natural gas line for summer grilling. The well-separated bedrooms offer privacy, with the primary suite including mirrored closets and a 4-piece ensuite with a relaxing soaker tub. The second bedroom is adjacent to a 3-piece bath with a walk-in shower, ideal for guests or a home office setup. In-suite laundry and extra storage add everyday functionality, while secure underground parking provides peace of mind. Although listed as Unit #206, this home is situated on the third floor and faces away from the traffic along 12th Avenue, offering a quiet and private retreat. You'll enjoy all the benefits of inner-city living—cafés, restaurants, transit, and the Bow River Pathway system just 750 metres away—without compromising your peace and quiet. With a Walk Score that classifies it as both a Walker's and Biker's Paradise, this is an ideal opportunity for those seeking a



vibrant yet tranquil lifestyle in one of  
Calgary's most desirable neighbourhoods.

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237768          |
| Price          | \$320,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 954               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 1315 12 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0P6                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Parkade, Titled, Underground                                   |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Soaking Tub, Storage, Track Lighting |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator             |
| Heating           | Baseboard                                                                                                               |
| Cooling           | None                                                                                                                    |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 7                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Construction      | Brick, Concrete, Stucco         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 107            |
| Zoning         | CC-MHX         |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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