

# \$217,500 - 304, 1414 12 Street Sw, Calgary

MLS® #A2206501

**\$217,500**

1 Bedroom, 1.00 Bathroom, 672 sqft  
Residential on 0.00 Acres

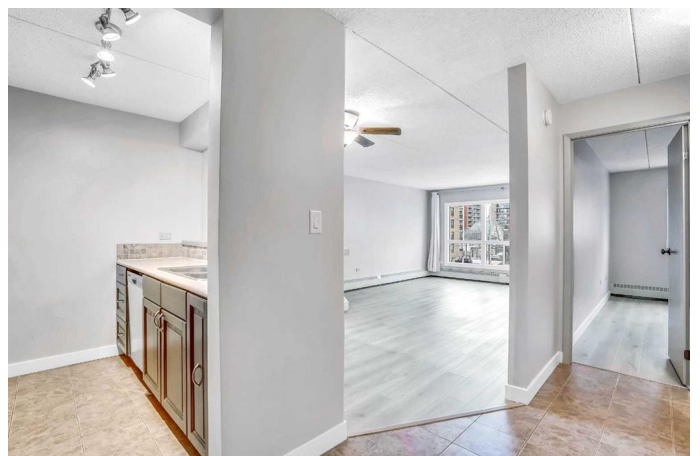
Beltline, Calgary, Alberta

Welcome to this bright open concept corner unit apartment in a very well managed building. Excellent location in Beltline, with numerous coffee shops and bars all around and close to shopping district on 17 Avenue, SW. The recent renovations include dishwasher, washer/dryer combo tower, luxury vinyl planks, bathtub reglazing, toilet and paint. Plus, the building got a new look with a recently completed windows replacement project. Now you can enjoy a better thermal protection and efficient sound attenuation all throughout the apartment with these newly installed triple glaze windows advanced system. This unit comes with a heated underground parking stall and 2 storage lockers. Enjoy your morning coffee and breakfast or a quiet evening supper on a South facing balcony with some City views. Come and see for yourself!

Built in 1981

## Essential Information

MLS® #	A2206501
Price	\$217,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	1981



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 1414 12 Street Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3T2

### **Amenities**

Amenities	Elevator(s), Storage
Parking Spaces	1
Parking	Heated Garage, Underground, Assigned
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt/Gravel, Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	14
Zoning	CC-MH

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.