

# \$285,000 - 408, 1315 12 Avenue Sw, Calgary

MLS® #A2200494

## \$285,000

1 Bedroom, 1.00 Bathroom, 690 sqft

Residential on 0.00 Acres

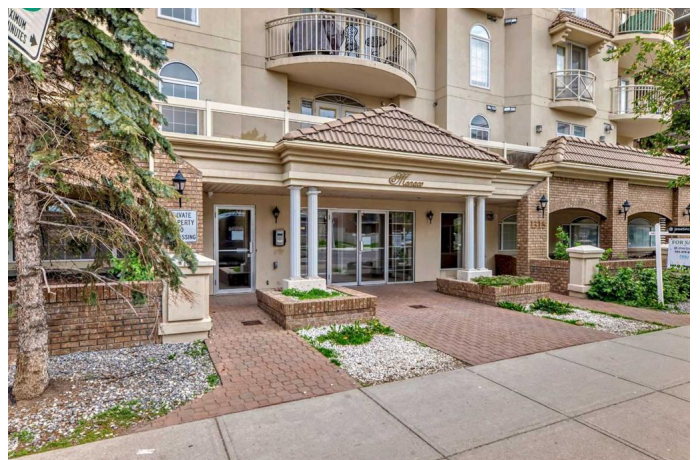
Beltline, Calgary, Alberta

Location! Best #1 community 2018 by Avenue Magazine in Calgary in the ideal urban location. Rare to find this amazing executive ONE BEDROOM plus Den with downtown views in a prime location. Large open layout with multiple upgrades throughout. Ceramic floor in the Entrance & Kitchen, outstanding kitchen with Maple Cabinet, granite countertops, tile backsplash, all stainless steel appliances & under cabinet lighting. Engineered Hardwood floors throughout the living room with a corner gas fireplace. 9-foot ceilings, arched walls with sculpted ceilings that enhance the beauty of this corner unit. Large master suite with brand new vinyl plank flooring and transom windows. The den is a good size and perfect for a home office. The bathroom includes a jetted tub & upgraded tiles. In-suite laundry with lots of storage. Balcony with gas BBQ hook-up! New painting! 1 underground heated parking, Bike room storage, secure concrete building, roof-top patio! Suitable for primary resident or investment purposes! This unit is professionally cleaned and move-in ready! Don't miss this gem! Call today before it's gone!

Built in 2000

## Essential Information

MLS® #	A2200494
Price	\$285,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	690
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	408, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

### Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete, Stucco

### Additional Information

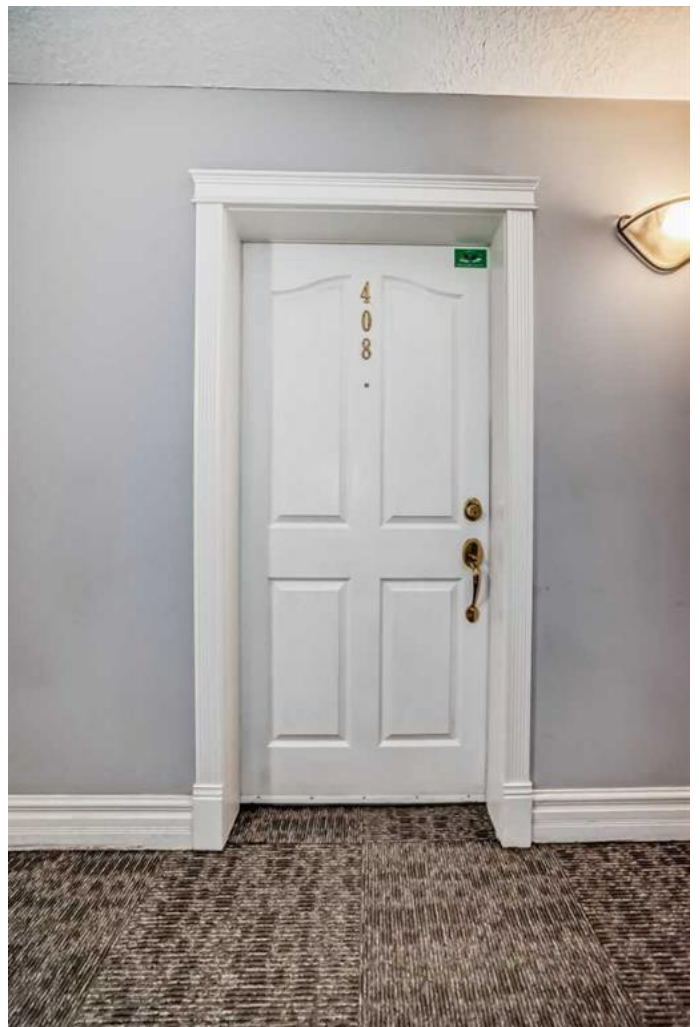
Date Listed March 8th, 2025

Days on Market 44

Zoning CC-MHX

### **Listing Details**

Listing Office Century 21 Bravo 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.