

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

MLS® #A2237768

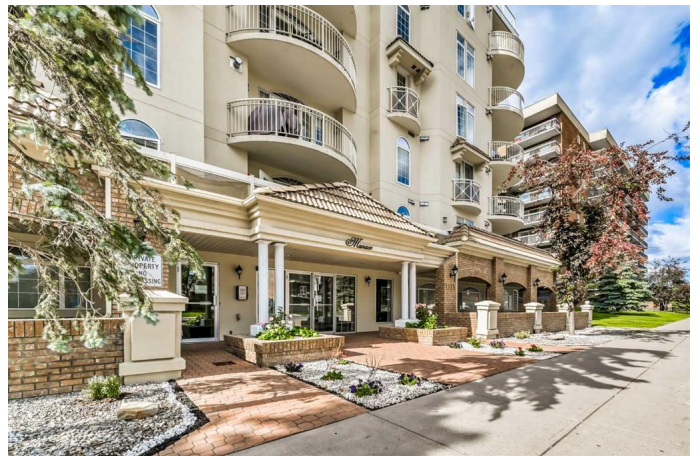
## \$320,000

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

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Storage, Crown Molding, Track Lighting
Appliances	Dishwasher, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
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	4
Zoning	CC-MHX

### Listing Details

Listing Office	The Real Estate District
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