

\$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 | 3 |
| Zoning | CC-MHX |

Listing Details

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

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