

# \$249,000 - 205, 718 12 Avenue Sw, Calgary

MLS® #A2192843

**\$249,000**

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

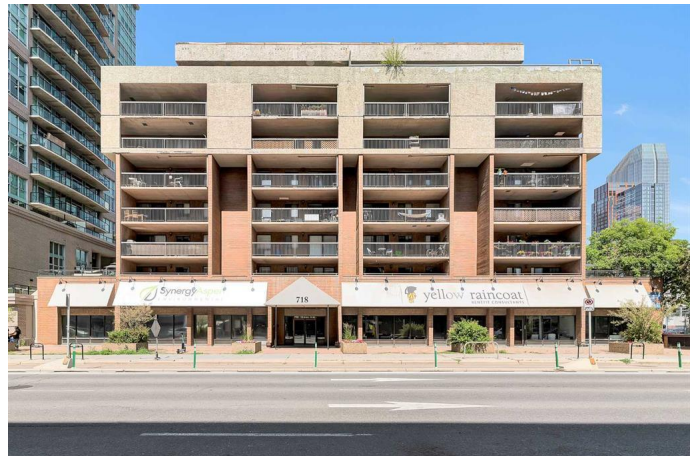
EXCEPTIONAL Downtown Living in the Heart of Calgary's City Centre! Discover a perfect starter home, downsizing opportunity, or investment property in the vibrant downtown community of Beltline. This bright and spacious 835sqf unit boasts an open layout, newer vinyl flooring installed with soundproofing technology and fresh paint throughout. Featuring 2 good sized bedrooms, 1 full bathroom, private south facing balcony, and in-unit laundry and storage for added convenience. This concrete well-managed building offers communal rooftop patio, fitness center, sauna, secure bike storage, and heated underground parking. Located just steps from everything the Beltline has to offer, you'll love the easy access to public transportation, shopping, and a variety of dining options within walking distance. Minutes to downtown, 17th Avenue, bike lane on 12th Avenue, Bow/Elbow River pathways, and close proximity to Central Memorial, Prince's Island, & Lindsay Park. Only 1 block to a major grocery store and 10 minutes to Foothills Medical Centre. Whether you're biking, walking, or taking transit, this location offers everything you need to enjoy urban living at its finest. Book your viewing today!

Built in 1980

## Essential Information

MLS® #

A2192843



Price	\$249,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	835
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	205, 718 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0H7

### **Amenities**

Amenities	Elevator(s), Fitness Center, Sauna, Secured Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	57
Zoning	CC-X

### **Listing Details**

Listing Office          Greater Calgary Real Estate

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