

# \$349,900 - 107, 1315 12 Avenue Sw, Calgary

MLS® #A2204087

**\$349,900**

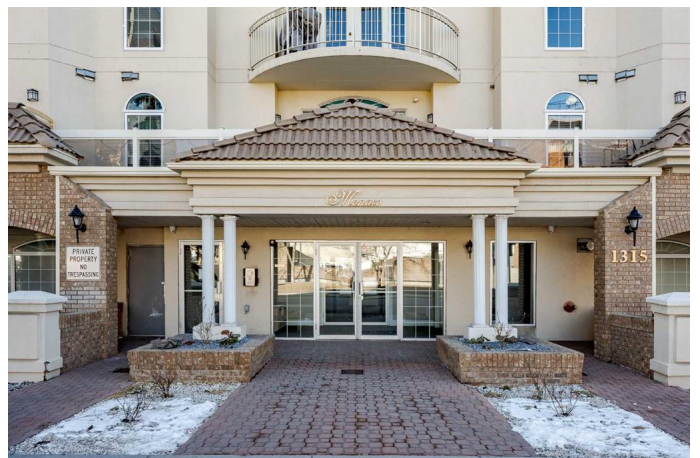
2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this spectacular corner unit that comes with 2 Bedrooms, 2 Bathrooms, underground parking, in-suite laundry, plus a den/home office. Offering 920 sqft of living space, this unit is not a ground floor unit and does not face the busy side of the building with the main road. This gorgeous condo is spacious, modern, & has a fabulous open concept layout including 9 foot ceilings with crown moulding. The large beautiful Kitchen comes with Granite countertops, Stainless Steel appliances, stylish backsplash, Maple cabinets & a centre Island. The lovely Primary bedroom has a 4 piece ensuite bathroom, a large walk-in closet, and double French doors giving you access to the balcony & providing lots of sunlight. The living room boasts an attractive concrete mantle surrounding a gas fireplace, and another set of French doors leading to the balcony complete with a gas line for BBQ. The humungous South facing balcony is to die for. An absolutely rare feature, this private balcony is massive and spans the entire corner unit. Built with solid concrete construction, this building also gives residents access to the roof-top balcony.

Located in the vibrant Beltline district, this unit is just a short walk from the Bow River's scenic walking and biking pathways, 17th Avenue's trendy shops & restaurants, C-train stations, downtown core, coffee shops, pubs & many other amenities. Be sure to click on the 3D Icon to do a virtual walk-through and view the floor plan of this immaculate Condo!



Built in 2000

## Essential Information

MLS® #	A2204087
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	107, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

## Amenities

Amenities	Elevator(s), Roof Deck, Secured Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories 6

## Exterior

Exterior Features Balcony, BBQ gas line  
Construction Brick, Concrete, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed March 22nd, 2025  
Days on Market 13  
Zoning CC-MHX

## Listing Details

Listing Office RE/MAX House of Real Estate

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