

# \$275,000 - 703, 735 12 Avenue Sw, Calgary

MLS® #A2208638

**\$275,000**

2 Bedroom, 1.00 Bathroom, 735 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Stop your search for a 2 bedroom 1 bath, heated underground parking Beltline apartment, THIS IS THE ONE! Amazing corner unit with in suite laundry and shared laundry on the same floor. Large windows flood the unit with natural light and a MASSIVE balcony to enjoy your downtown views. There is also a second sliding balcony door in the primary bedroom so you can enjoy your morning coffee. Just a few minutes away you will find restaurants Grocery stores, bike lanes and walking paths. Book your showing today!

Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208638          |
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 735               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

Address 703, 735 12 Avenue Sw



|             |          |
|-------------|----------|
| Subdivision | Beltline |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | t2r1j7   |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking, Secured Parking, Coin Laundry, Laundry |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground                            |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Storage   |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Wall/Window Air Conditioner |
| Heating           | Baseboard   |
| Cooling           | Wall Unit(s)  |
| # of Stories      | 9   |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 2               |
| Zoning         | CC-MHX          |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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