# \$225,000 - 608, 1335 12 Avenue Sw, Calgary

MLS® #A2206277

#### \$225,000

1 Bedroom, 1.00 Bathroom, 607 sqft Residential on 0.00 Acres

#### Beltline, Calgary, Alberta

Welcome to your new home in the vibrant Beltline! This charming 1 bed/1 bath suite boasts an inviting atmosphere, offering a spacious living room that's bathed in natural light, thanks to the large sliding patio doors. The bright, south-facing orientation ensures your home is filled with sunshine throughout the day. Step outside onto your expansive, covered balconyâ€"perfect for enjoying a morning coffee or unwinding after a busy day. Inside, the kitchen features fresh white cabinetry, stainless steel appliances, and stone countertops that add a touch of luxury. A separate dining area provides ample space for entertaining or casual meals. A 4-pc bath provides a stone vanity, convenient tub/shower combo, and a low-flow toilet for eco-friendly living. For added convenience, you'II love the in-suite laundry room with washing machine, and generous storage space to keep everything organized. The large bedroom offers mirrored closet doors, giving you ample storage for your wardrobe. This pet-friendly building offers an assigned covered parking spot and additional storage for a small fee. And with a prime location just steps away from shopping, transit, trendy cafes, and pubs, everything you need is within reach. Don't miss out on this rare findâ€"where comfort, community, and convenience meet!







## **Essential Information**

MLS® #	A2206277
Price	\$225,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	1978
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

#### Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Underground

#### Interior

Interior Features	Stone Counters, Storage, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window
	Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	10

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

#### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	14
Zoning	CC-MHX

#### **Listing Details**

Listing Office RE/MAX First

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