

302, 1320 12 Avenue SW
Calgary, Alberta

MLS # A2207576



\$235,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan

This 2-bedroom, 1-bathroom condo in the heart of Downtown Calgary is a fantastic opportunity for investors and homeowners alike. Whether you're looking to generate rental income or enjoy the convenience of inner-city living, this unit is ready for you. Flooded with natural light, this south-facing condo boasts a bright and airy atmosphere throughout the day. It has also been recently updated with fresh paint, brand-new carpet, and modern light fixtures, making it truly move-in ready. Tucked away on 12th Avenue SW, it offers the perfect blend of a quieter street setting while being just steps from vibrant 17th Avenue, one of Calgary's most sought-after destinations. Stroll to trendy cafes, award-winning restaurants, boutique shops, fitness studios, and lively nightlife. Enjoy brunch at The Beltliner, sip craft cocktails at Model Milk, grab a coffee at Analog Coffee, or explore high-end shopping at Gravity Pope and Kit and Ace. For entertainment, you're just minutes from the Scotiabank Saddledome, where you can catch concerts and Flames games, as well as scenic green spaces like Connaught Park and Lougheed House Gardens. Don't miss this opportunity to own in one of Calgary's most dynamic and walkable neighborhoods! Book your private tour today!