

# \$245,000 - 211, 1335 12 Avenue, Calgary

MLS® #A2258649

**\$245,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.00 Acres

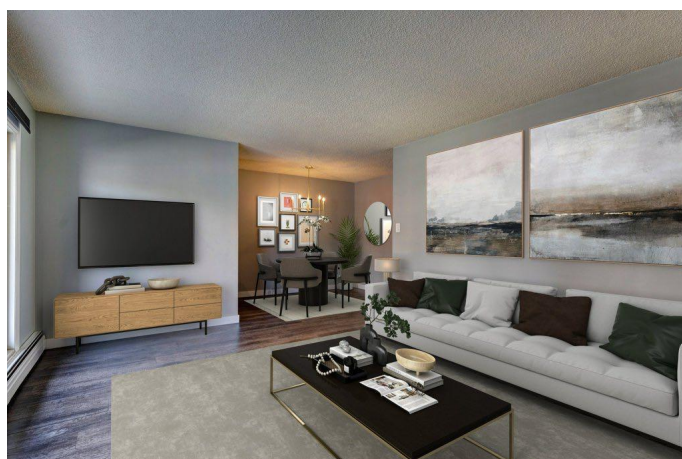
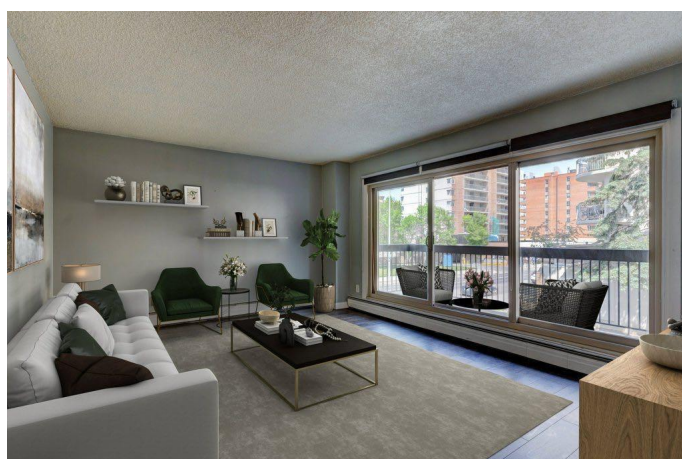
Beltline, Calgary, Alberta

Urban living meets unbeatable value in this bright 2 bedroom, 1 bathroom corner unit in the heart of Calgary's vibrant Beltline community! Step outside and your mere moments from the river pathways, the downtown core, and all the action of 17th Avenue, restaurants, cafe's, nightlife and shopping right at your doorstep! Inside enjoy sleek laminate flooring throughout, a crisp neutral colour palette and an abundance of natural light from large windows and balcony doors. The timeless white kitchen is finished with stone countertops and a classic subway tile backsplash, plus a generously sized in-suite storage room adds everyday convenience. This secure well maintained building offers an elegant lobby and includes an assigned covered parking stall in the parade. Whether you're a first time homebuyer, downsizing, or a savvy investor, this is a fantastic opportunity you won't want to miss, Book your showing today!

Built in 1978

## Essential Information

MLS® #	A2258649
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	867



Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 1335 12 Avenue
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3P7

### Amenities

Amenities	Elevator(s), Laundry, Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	9

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	September 19th, 2025
Zoning	CC-MHX

### Listing Details

Listing Office	CIR Realty
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