

# \$285,000 - 408, 1315 12 Avenue Sw, Calgary

MLS® #A2200494

## \$285,000

1 Bedroom, 1.00 Bathroom, 690 sqft  
Residential on 0.00 Acres

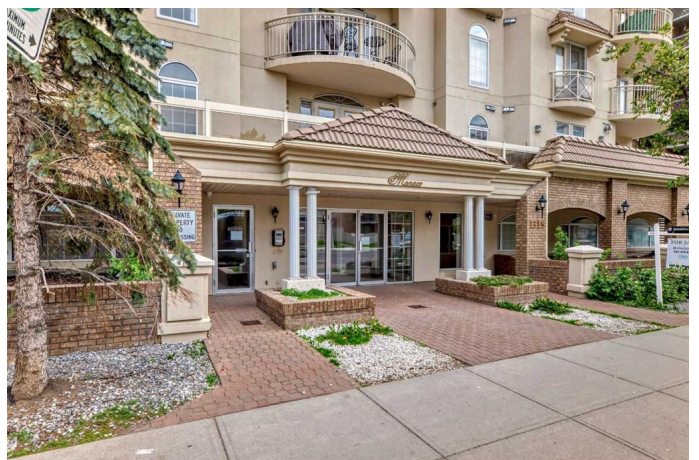
Beltline, Calgary, Alberta

Location! Best #1 community 2018 by Avenue Magazine in Calgary in the ideal urban location. Rare to find this amazing executive ONE BEDROOM plus Den with downtown views in a prime location. Large open layout with multiple upgrades throughout. Ceramic floor in the Entrance & Kitchen, outstanding kitchen with Maple Cabinet, granite countertops, tile backsplash, all stainless steel appliances & under cabinet lighting. Engineered Hardwood floors throughout the living room with a corner gas fireplace. 9-foot ceilings, arched walls with sculpted ceilings that enhance the beauty of this corner unit. Large master suite with brand new vinyl plank flooring and transom windows. The den is a good size and perfect for a home office. The bathroom includes a jetted tub & upgraded tiles. In-suite laundry with lots of storage. Balcony with gas BBQ hook-up! New painting! 1 underground heated parking, Bike room storage, secure concrete building, roof-top patio! Suitable for primary resident or investment purposes! This unit is professionally cleaned and move-in ready! Don't miss this gem! Call today before it's gone!

Built in 2000

## Essential Information

MLS® #	A2200494
Price	\$285,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	690
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	408, 1315 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

### **Exterior**

Exterior Features	Balcony, Lighting
Construction	Concrete, Stucco

### **Additional Information**

Date Listed March 8th, 2025

Days on Market 34

Zoning CC-MHX

### **Listing Details**

Listing Office Century 21 Bravo Realty



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