

# \$246,000 - 804, 1335 12 Avenue Sw, Calgary

MLS® #A2238522

**\$246,000**

2 Bedroom, 1.00 Bathroom, 815 sqft

Residential on 0.00 Acres

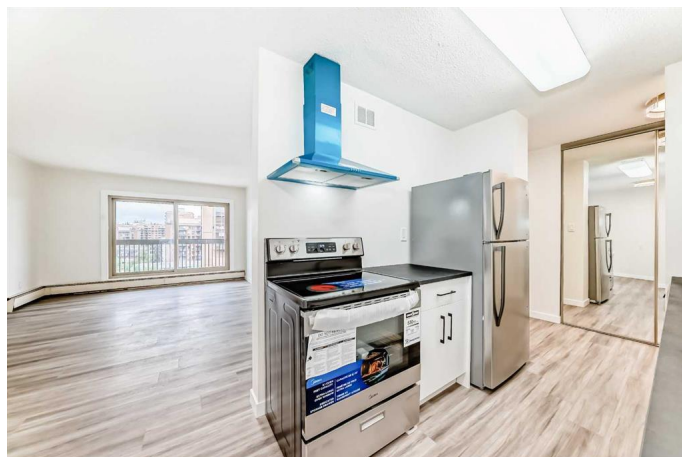
Beltline, Calgary, Alberta

Fully RENOVATED! NEW Appliances!  
Welcome to this 2-bedroom, 1-bath unit offering a bright, open layout and a warm, inviting atmosphere. The spacious living room is filled with natural light and opens onto a sunny south-facing balcony—perfect for your morning coffee or evening unwind. The stylish kitchen features fresh white cabinetry and brand-new stainless steel appliances, with a separate dining area ideal for entertaining. The large primary bedroom, second bedroom, and 4-piece bath complete this functional floor plan. This pet-friendly building includes an assigned covered parking spot and optional storage for a small fee. Located just steps to shopping, transit, trendy caf  s, and pubs—everything you need is right at your doorstep. Don't miss out—book your private showing today!

Built in 1978

## Essential Information

MLS® #	A2238522
Price	\$246,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	1978



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	804, 1335 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3P7

### Amenities

Amenities	Parking, Laundry
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	9

### Exterior

Exterior Features	None
Construction	Brick, Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	25
Zoning	CC-MHX

### Listing Details

Listing Office	Grand Realty
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